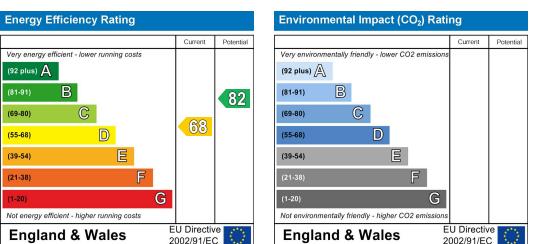


Total area: approx. 146.7 sq. metres (1579.0 sq. feet)



#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.

A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.

The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

#### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



## 19 Grantham Crescent, Ipswich IP2 9PD

**£445,000**

A SPACIOUS and well presented FOUR bedroom DETACHED family house situated in a quiet residential area south of the town and convenient for the train station. This beautiful home is in good decorative order throughout and benefits from an open plan 23ft kitchen/diner space, 18ft lounge, conservatory, cloakroom, 1st floor bathroom, off road parking, garage and well kept gardens. Must be viewed to appreciate the accommodation on offer.



# 19 Grantham Crescent, Ipswich, IP2 9PD

## Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

## ENTRANCE DOOR TO...

### HALLWAY:

Wood flooring, radiator, ceiling spot lights, stairs off and doors off.

### CLOAKROOM:

Double glazed window to side, hand wash basin and vanity unit, W.C, tiled floor, coved ceiling with spot lights and a radiator.

### LOUNGE: 18' x 12'3 (5.49m x 3.73m)

Double glazed window to front, coved ceiling with spot lights, radiator and double doors to...

### OPEN PLAN KITCHEN/DINER: 23'6 x 14 (7.16m x 4.27m)

### DINING ROOM:

Laminated floor, radiator, open plan through to conservatory and kitchen.

### KITCHEN:

With double glazed windows to rear, door to hall, opens through to the dining space. With a range of wall and base units, central Island incorporating a breakfast bar. Wall and base units, integrated double oven, gas hob with extractor over, wine cooler, washing machine, space for fridge/freezer, work tops, sink and drainer, pull out units, corner carousel unit, drawers, larder cupboard, laminated floor. Boiler in cupboard and double glazed door to outside.

### CONSERVATORY: 11'9 x 8'8 (3.58m x 2.64m)

With a brick base, radiator and laminated floor. Opens through to the dining space.

### 1st FLOOR LANDING:

Airing cupboard with water tank, doors off.

### BEDROOM ONE: 12'4 x 11'9 (3.76m x 3.58m)

Double glazed window to front, coved ceiling, cupboard and a radiator

### BEDROOM TWO: 11'9 x 11 (3.58m x 3.35m)

Double glazed window to rear, coved ceiling, cupboard and a radiator

### BEDROOM THREE: 11'2 x 9'3 (3.40m x 2.82m)

Double glazed window to front, coved ceiling and a radiator

### BEDROOM FOUR: 11'2 x 8 (3.40m x 2.44m)

Double glazed window to rear, coved ceiling and a radiator

### BATHROOM:

Double glazed window to side. With a double shower cubicle, separate bath, hand wash basin with a vanity unit, towel radiator, extractor and laminated floor.

### OUTSIDE:

To the front of the property is a tiered garden with a range of shrubs, steps to front door and driveway providing off road parking leading to the garage.

The rear garden has a flat lawn area and steps leading to the top with further lawn and sitting areas. There is a range of shrubs and trees and from the top far reaching views towards the town. Off the back of the house is an entertaining area incorporating a bar with power, patio, outside lighting and door to garage. The garage is 18'6 x 7'0 with power and lights connected.

### IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

Please check current COVID-19 guidelines.

