



Back Lane, Washbrook, Ipswich, Suffolk  
£340,000

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- BESPOKE THREE BEDROOM SEMI
- COMPLETELY REFURBISHED THROUGHOUT
- CONTEMPORARY STYLE KITCHEN DINING
- UTILITY ROOM
- UPSTAIRS CONTEMPORARY BATHROOM
- NEW BOILER
- ELEVATED VIEWS ACROSS VILLAGE
- FULLY ENCLOSED REAR GARDEN
- GARAGE

This delightful fully refurbished semi detached house, occupying a good size plot in the much sought after village of Washbrook offering good access out to the A12 and A14 commuter trunk roads is offered for sale.

The property comprises, lounge, newly fitted open plan kitchen dining area together with a utility/cloakroom off the kitchen/diner.

Upstairs the accommodation comprises three bedrooms and a newly fitted family bathroom.

An integral garage occupies a position to the front of the property.

The rear garden has elevated views of the village of Washbrook and features grey composite decking.

The whole house is decorated to a high standard having been recently refurbished, a new boiler has recently been installed and this property makes an ideal purchase which is ready to move into and now onward chain.

## FRONT

The front of the property provides block paving leading up to the front door which is a composite black colour with glazed panels.





## LOUNGE

12'2" x 11'3" (3.71 x 3.45)  
Double glazed windows to the front aspect, radiator under front window, carpeted, understairs cupboards.

## KITCHEN/DINER

20'4" x 13'3" (6.20 x 4.05)  
KITCHEN AREA

A range of base and wall units in a contemporary cottage style. Wooden style worksurfaces with integrated hob electric hob and oven with extractor fan over. Inset sink with double drainer and mixer taps, integrated fridge freezer, integrated dishwasher. Laminated plank style flooring in an neutral colouring, spot lights, under cabinet lighting.

## DINING AREA

Laminated flooring following through from the kitchen area, wall lights, down lighting, velux windows, patio doors leading through to rear aspect on to decking area.

## UTILITY ROOM

Base units with plumbing for washing machine, wood style work top with inset stainless steel sink and mixer tap. New combi boiler, low level WC, radiator.

## MASTER BEDROOM

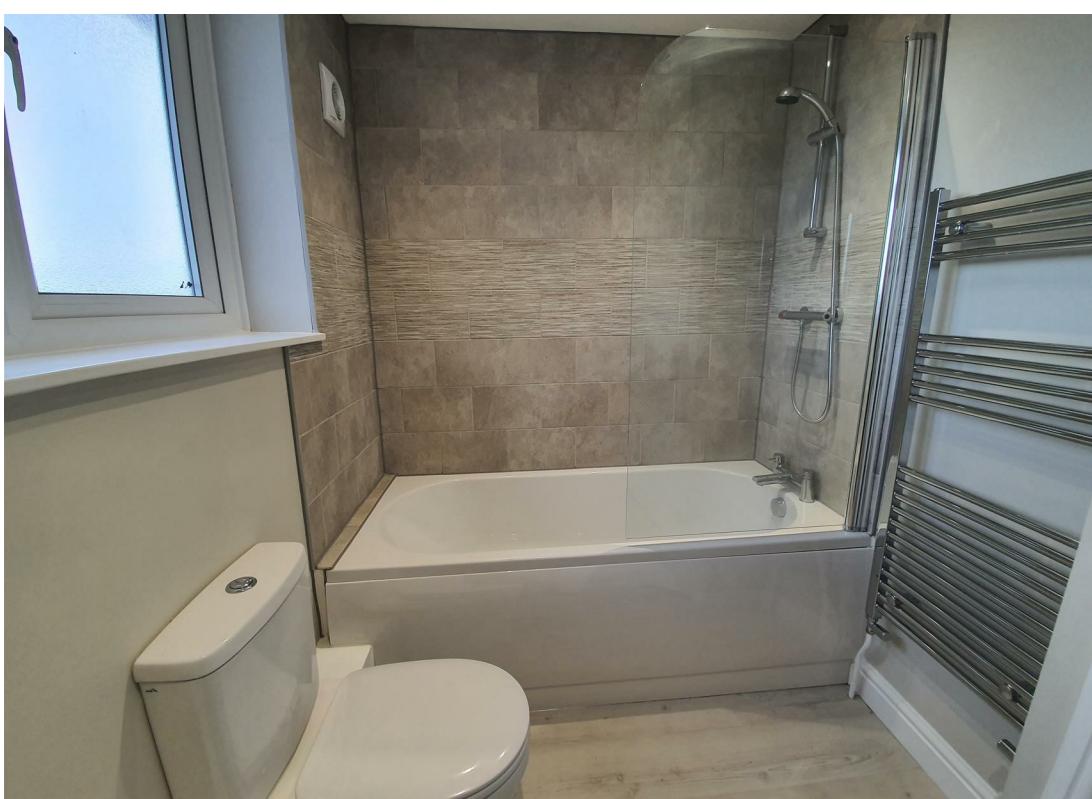
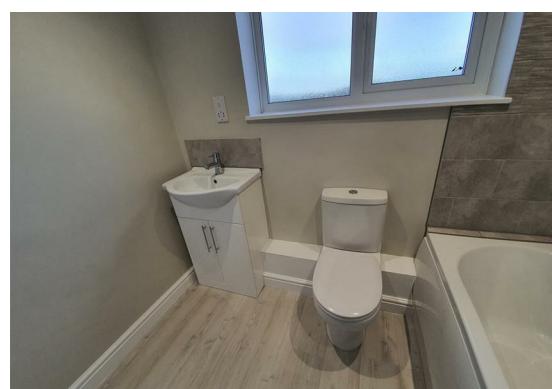
12'2" x 11'3" (3.71 x 3.45)  
Double glazed window over looking the front aspect, radiator under window, cupboard, carpet.

## BEDROOM TWO

15'10" x 7'8" (4.85 x 2.34)  
Double glazed window over looking rear aspect, cupboard, radiator under window, carpeted.

## BEDROOM THREE

Double glazed window over looking the front aspect, radiator under window, carpeted.





## BATHROOM

Double glazed obscure window over looking the rear aspect, white suite comprising panel bath with mixer taps, bar valve shower attachment over bath, shower screen, tiled surround, low level WC with push button flush, vanity wash basin with mixer tap, laminate wood style flooring, shaver point, heated towel rail, extractor fan.

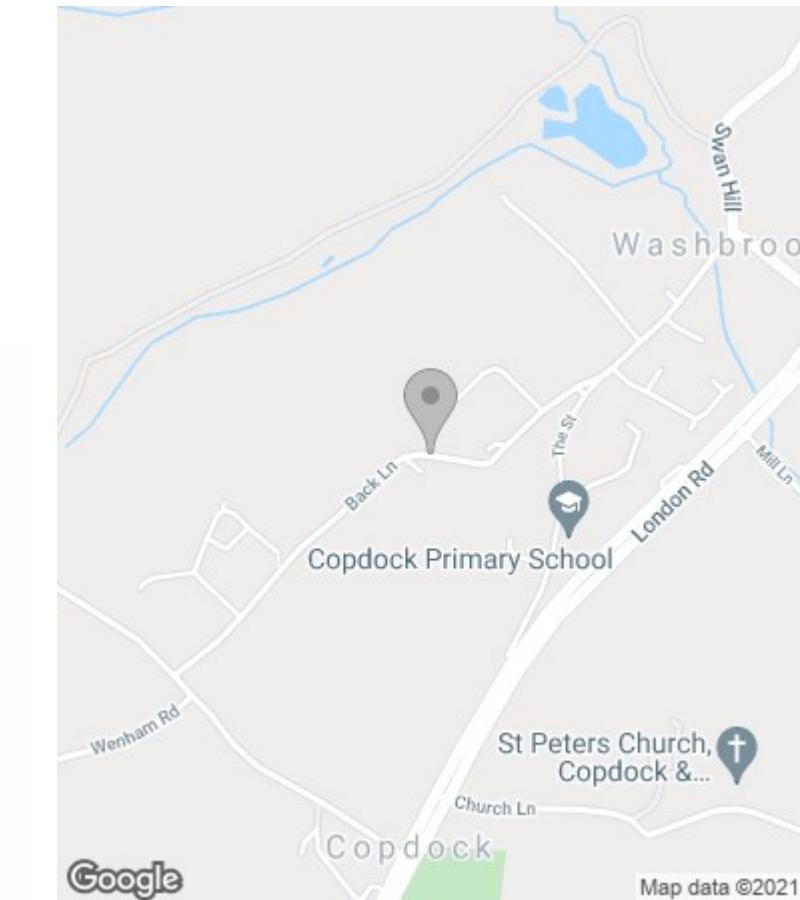
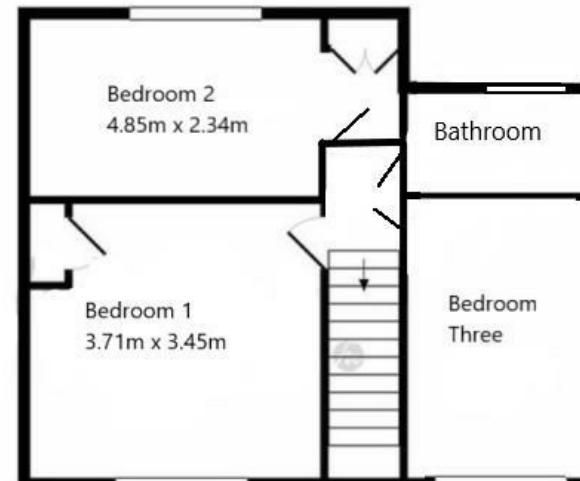
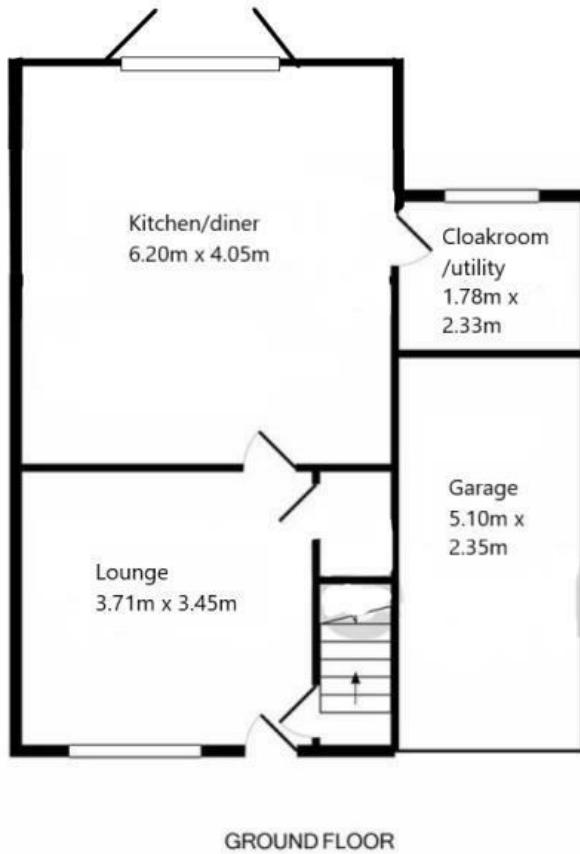
## REAR GARDEN

The rear garden provides elevated views over the village of Washbrook from a raised grey composite decking area which is enclosed by bespoke timber and iron rails. Side fencing. Steps leading down to remainder of garden which is mainly laid to lawn and a pathway leading to the rear of the garden, the enclosed fencing in the lawned area is feather board with trellis.

## GARAGE

The integrated garage has an up and over door and has power and light.





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

#### Viewing

Please contact our Grace Estate Agents Office on 01473 747728

if you wish to arrange a viewing appointment for this property or require further information.

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