



**Scott Road, Ipswich, IP3 9NS**

**welcome to**

## **Scott Road, Ipswich**

This beautifully presented, semi-detached home has been extended to the rear and benefits from two bedrooms, a ground floor bathroom, a fantastic summer room, a large, South facing rear garden and off street parking.

### **Entrance Hall**

Tiled flooring, an airing cupboard and one radiator.

### **Lounge**

Carpet flooring, one radiator, double glazed window to the front, a fireplace and access to the summer room.

### **Summer Room**

Beautiful, light, airy room with wood effect flooring, double glazed windows surrounding and French doors to the garden. This room forms part of the extension.

### **Kitchen**

Wood effect flooring, eye and base level units with marble effect worktop surfaces, white tiled splashback, an integrated fridge/freezer, washing machine and dishwasher, space for an oven, a sink plus drainer and chrome mixer, double glazed doors to the rear and one radiator.

### **Ground Floor Bathroom**

Wood effect flooring, low level WC, vanity sink, partly tiled walls, double glazed window to the side, chrome heated towel rail, spotlights and a bath overhead shower and glass screen.

### **First Floor Landing**

Carpet flooring, double glazed window to the front and one radiator.

### **Master Bedroom**

Double glazed windows to the front, a fireplace, carpet flooring and one radiator.

### **Bedroom Two**

Double glazed window to the rear, carpet flooring, a built in storage cupboard and one radiator.

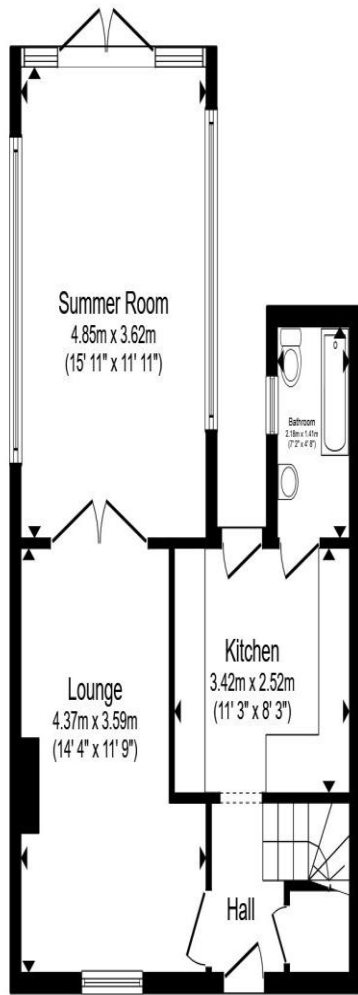
### **Outside:**

#### **Front Garden**

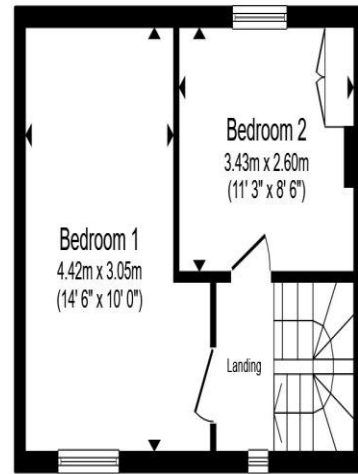
A predominantly shingle, part concrete driveway, providing off street parking for three vehicles and a side gate with access to the rear garden.

#### **Rear Garden**

Large, South facing garden with a patio seating area, flower bed border, a side gate with access to the front garden, a pathway leading to the rear of the garden, lawned areas and fully enclosed border.



**Ground Floor**



**First Floor**

Total floor area 77.2 m<sup>2</sup> (831 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Scott Road,**  
**Ipswich**

- No onward chain
- Two bedrooms
- Extended to the rear, creating a summer room
- Off street parking
- Large, South facing rear garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers in excess of  
**£240,000**



**view this property online** [williamhbrown.co.uk/Property/IPS120518](http://williamhbrown.co.uk/Property/IPS120518)



Property Ref:  
IPS120518 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01473 226101**



[ipswich@williamhbrown.co.uk](mailto:ipswich@williamhbrown.co.uk)



16-18 Wolsey House, Princes Street, IPSWICH,  
Suffolk, IP1 1QT



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**