



Reading Road, Ipswich IP4 4NR

welcome to

Reading Road, Ipswich

Stunningly renovated three-bedroom semi-detached home in East Ipswich. Beautifully finished throughout with stylish herringbone flooring, a contemporary kitchen & modern decor. Outside, enjoy a landscaped garden complete with a cosy snug and pergola-perfect for relaxing or entertaining.



Entrance Hall

- *Grey wood effect flooring
- *Spotlights
- *Stairs to first floor

Lounge

- *Stunning lounge
- *Large, double glazed window to the front
- *Herringbone wood effect flooring
- *TV Point
- *Acoustic panel feature wall

Kitchen/Diner/Snug

- *Stunning, open plan room
- *Direct access to rear garden
- *Double glazed windows to side
- *Grey wood effect flooring in dining/snug areas
- *Porcelain tile flooring in kitchen area
- *Radiators
- *TV Point
- *Large, understairs storage cupboard
- *Ample space for table and chairs
- *Feature stoned wall with fitted wood burner
- *Wall hung lights
- *The kitchen features eye and base level units in high gloss white
- *Wood effect worktops
- *One and half bowl sink plus drainer
- *Integrated fridge/freezer, dishwasher, washing machine, oven, induction hob and extractor hood
- *Tiled back splash
- *Breakfast bar with suspended lights
- *Larder cupboard
- *Spotlights

Ground Floor Bathroom

- *Modern bathroom suite
- *Low level WC
- *Vanity sink
- *Bath with waterfall shower head & shower attachment
- *Porcelain tile flooring and part tiled walls
- *Heated towel rail

- *Extractor fan
- *Spotlights
- *Shaver point
- *Light up mirror
- *Double glazed window to the side

Landing

- *Loft hatch
- *Spotlights
- *Carpet flooring
- *Radiator

Master Bedroom

- *Double glazed window to the front
- *Carpet
- *Radiator
- *Built in wardrobe

Bedroom Two

- *Double glazed window to the rear
- *Carpet
- *Radiator

Bedroom Three

- *Double glazed window to the side
- *Carpet
- *Radiator

First Floor Cloakroom

- *Low level WC
- *Wash hand basin
- *Radiator
- *Extractor fan
- *Spotlights
- *Tile effect flooring

External Details To The Front

- *Block paved frontage
- *Side access gate to rear garden
- *Fitted lights

To The Rear

- *Beautifully landscaped rear garden

- *Perfect for entertaining
- *Block paved seating area to the side
- *Fully enclosed borders
- *Side access gate
- *Outside tap and light
- *Grassed area with flower bed borders
- *Pergola
- *An additional, large, covered seating area with power & spotlights, perfect garden snug for socialising and relaxing
- *This area has tile effect flooring, storage and windows
- *Shed to the rear



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welcome to

Reading Road, Ipswich

- THREE BEDROOMS
- SEMI DETACHED
- STUNNING LOUNGE
- RENOVATED THROUGHOUT
- HERRINGBONE FLOORING

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

offers in excess of

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPW104263 - 0003

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