



Nacton Road, Ipswich, IP3 9JW

welcome to

Nacton Road, Ipswich

This stunning, semi-detached home benefits from three bedrooms, an open plan lounge/diner, a ground floor cloakroom, 1st floor cloakroom, separate 1st floor bathroom, a landscaped rear garden, off street parking and a garage. VIEWING IS HIGHLY RECOMMENDED!!

Entrance Hall

Tiled flooring, access to the garage, spotlights, one radiator and wooden stairs up to the first floor.

Cloakroom

Wood effect flooring, low level WC, part wall papered walls, vanity sink with chrome mixer tap and extractor fan.

Lounge/Diner

Beautiful, open plan room with wood effect flooring throughout, two radiators, TV point, double glazed window to the front, an archway to the dining area and sliding doors to a further reception room.

Reception Room

Wood effect flooring, one radiator and sliding doors to the garden. This room is currently used as a bedroom.

Kitchen

Grey marble effect flooring, eye and base level units in white with granite effect worktop surfaces, double glazed window to the rear, a stainless steel sink plus drainer and chrome mixer tap, spotlights, an integrated oven with gas hob and extractor hood, space for a washing machine, dishwasher and fridge/freezer, access to the garden, an airing cupboard and pantry.

First Floor Landing

Wood effect flooring, a storage cupboard, double glazed window to the side, loft hatch and a banister with glass balustrade.

Master Bedroom

Carpet flooring, one radiator, a wood panelled wall and double glazed window to the rear,

Bedroom Two

Carpet flooring, one radiator, a part wood panelled wall and double glazed window to the front,

Bedroom Three

Carpet flooring, one radiator and two double glazed windows to the rear.

Bathroom

Stunning bathroom with marble tiled effect flooring and walls, a standalone bath with shower attachment, a shower with glass enclosure, pedestal wash hand basin, chrome heated towel rail, double glazed window to the front and extractor fan.

First Floor Cloakroom

Granite effect flooring, fully tiled walls, double glazed window to the front, low level WC and wash hand basin.

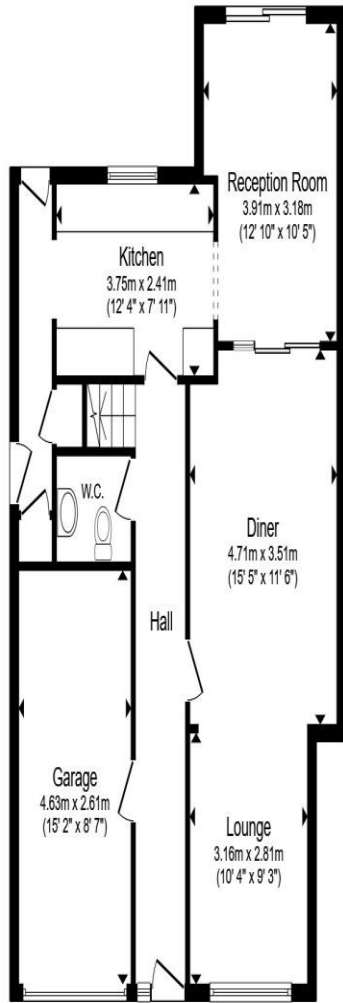
Outside:

Front Garden

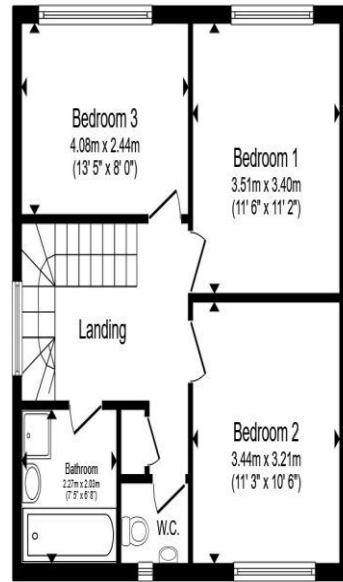
Two block paved areas, flower beds, a concrete driveway, off street parking for two vehicles, a partial walled border, a side access gate and access to the garage.

Rear Garden

Paved rear garden with a small artificial grass area, flower beds and a fully enclosed border.



Ground Floor



First Floor

Total floor area 128.4 m² (1,382 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



welcome to
Nacton Road,
Ipswich

- Three bedrooms
- Open plan lounge/diner
- Ground floor cloakroom, 1st floor cloakroom & separate bathroom
- Additional reception room
- Off street parking & garage

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of
£300,000



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Property Ref:
IPS121692 - 0003

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