



Goring Road, Ipswich IP4 5LP



welcome to

Goring Road, Ipswich

Stunning, extended, semi-detached home featuring an impressive kitchen/diner, herringbone engineered oak flooring, bay windows, cloakroom, off-street parking and rear garden. Ideally located in a popular schooling area, this three bedroom property has much to offer for growing families.

Entrance Hall

- *Stunning entrance hall
- *Composite front door & floor to ceiling, frosted window to front
- *Vertical, wall hung radiator
- *Opening to kitchen
- *Herringbone, engineered oak flooring

Cloakroom

- *Low level WC
- *Wash hand basin
- *Extractor fan
- *Double glazed window to side
- *Herringbone, engineered oak flooring

Lounge

- *Cosy, bay fronted lounge
- *Engineered oak flooring
- *Radiator
- *Bespoke cabinets with lighting
- *Chimney breast with oak mantle and alcove
- *TV Point

Kitchen/Diner/Family Room

- *This stunning, open plan space is the heart of the home
- *Designed with families in mind
- *Large, double glazed, sliding doors to rear
- *Velux window
- *Herringbone, engineered oak flooring
- *Space for both a dining table set up and a sofa set up
- *Eye and base level units in matte navy with oak worktops
- *Large breakfast bar with storage
- *Inset, one and half bowl sink plus drainer and mixer tap
- *Two, vertical wall hung radiators
- *Spotlights

- *Integrated double oven with hob and extractor hood
- *Integrated dishwasher and wine cooler
- *Space for a stacked washing machine and dishwasher
- *Space for American fridge/freezer
- *Additional storage

Landing

- *Loft hatch
- *Carpet
- *Double glazed window to side

Master Bedroom

- *Double glazed bay window to front
- *Polished, original floorboards
- *Spotlights
- *Radiator

Bedroom Two

- *Double glazed window to rear
- *Oak effect flooring
- *Radiator
- *Spotlights

Bedroom Three

- *Oak effect flooring
- *Double glazed window to rear
- *Radiator





Bathroom

- *Modern bathroom
- *Enclosed WC
- *Matching vanity sink
- *Bath with overhead shower and shower attachment with foldable glass screen
- *Tiled flooring and part tiled walls
- *Extractor fan
- *Spotlights
- *Radiator
- *Double glazed window to the front

External Details To The Front

- *Front garden
- *Hedging
- *Block paved driveway with space for two cars
- *Walled side access with gate to rear garden

To The Rear

- *Generous rear garden
- *Beautifully presented and south east facing
- *Large patio seating area
- *Large side access walk way
- *Outside tap and light
- *Grassed area
- *Patio to rear with shed
- *Raised flower beds
- *Fully enclosed borders



check out more properties at williamhbrown.co.uk



welcome to

Goring Road, Ipswich

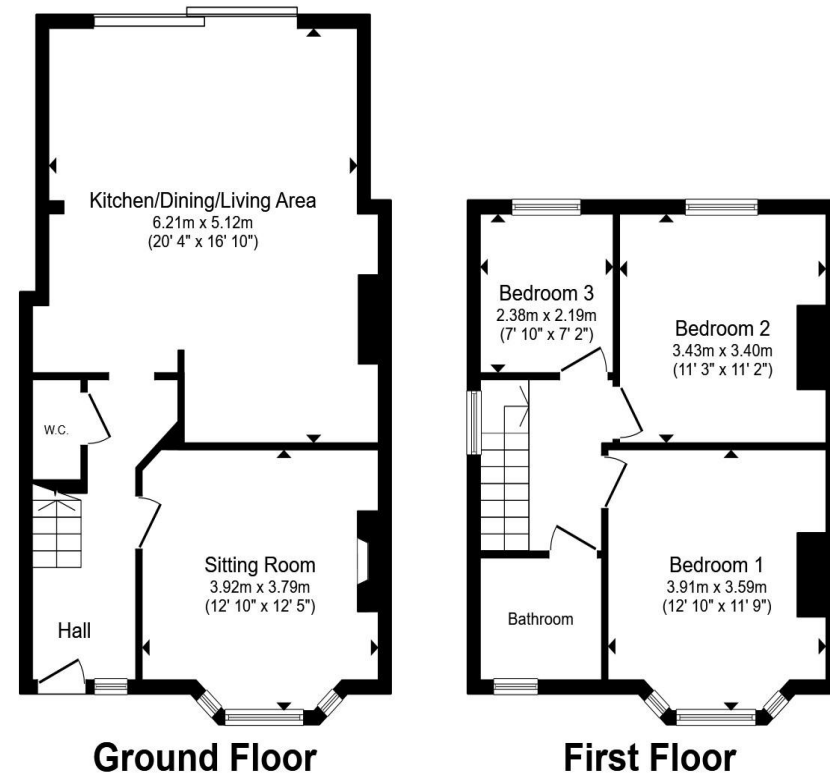
- THREE BEDROOMS
- LARGE REAR GARDEN
- STUNNING OPEN PLAN KITCHEN/DINER
- BAY FRONTED
- CLOAKROOM & BATHROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£360,000



Total floor area 94.9 m² (1,022 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



check out more properties at williamhbrown.co.uk



Property Ref:
IPW104265 - 0003

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.



01473 721965



IpswichEast@williamhbrown.co.uk



33 Woodbridge Road East, IPSWICH, Suffolk,
IP4 5QN



williamhbrown.co.uk