

Devlin Road
IPSWICH
IP8 3SF
£390,000 Freehold





- DETACHED HOUSE
- FOUR BEDROOMS
- PRINCIPAL BEDROOM WITH EN-SUITE
- CONTEMPORARY KITCHEN/BREAKFAST ROOM
- LOUNGE/DINER

- PLAY ROOM/2ND RECEPTION
- FAMILY BATHROOM
- GARAGE
- OFF ROAD PARKING
- EXCELLENT ACCESS ROUTES

** FOUR BEDROOM DETACHED HOUSE **

This spacious family home is ideally located with easy access to roads and rail.

Downstairs the property houses a contemporary kitchen/breakfast room, good sized lounge/diner, spacious play room/2nd reception and a cloakroom.

Upstairs benefits from four bedrooms with an En-suite in the principal bedroom and a family bathroom.

Outside there is off road parking for a number of vehicles, garage (with power & light), side access to the rear garden which feature a patio and lawn.

** CALL 01206 302288 TO VIEW THIS DESIREABLE SPACIOUS FAMILY HOME **



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Wood effect laminate flooring, centre light, radiator. Stairs to first floor landing.

CLOAKROOM

5' 11" x 3' 6" (1.80m x 1.07m)

Obscured window to side, tiled flooring, centre light. Low level WC and pedestal wash hand basin, partially tiled walls.

LOUNGE/DINER

17' 2" x 15' 6" (5.23m x 4.72m)

Window to side, wood effect laminate flooring, two centre lights, two radiators. Double doors to:

PLAYROOM/2ND RECEPTION

15' 0" x 11' 5" (4.57m x 3.48m)

French doors to rear, wood effect laminate flooring, inset spot lights, two roof lights, radiator.

KITCHEN/BREAKFAST ROOM

15' 4" x 11' 3" (4.67m x 3.43m)

Windows to front and side, door to side, grey grained laminate flooring, spot lights, two radiators. Anthracite gloss wall and base units with island seating, integrated dishwasher, washing machine, fridge, freezer, double ovens, electric hob with extractor over, composite sink drainer, larder/storage cupboard.

FIRST FLOOR LANDING

Carpet, centre light, radiator, loft access.

PRINCIPAL BEDROOM

9' 6" x 8' 5" (2.89m x 2.56m)

Window to rear, carpet, centre light, radiator.

EN-SUITE

4' 8" x 4' 7" (1.42m x 1.40m)

Vinyl flooring, inset spot lights. Quadrant shower enclosure, low level WC and vanity unit, partially tiled walls.



BEDROOM TWO

11' 5" x 8' 7" (3.48m x 2.61m)

Window to side, carpet, centre light, radiator.

BEDROOM THREE

10' 7" x 6' 10" (3.22m x 2.08m)

Window to side, carpet, centre light, radiator.

BEDROOM FOUR

8' 11" x 7' 9" (2.72m x 2.36m)

Window to side, carpet, centre light, radiator.

FAMILY BATHROOM

6' 11" x 6' 5" (2.11m x 1.95m)

Obscured window to front, tiled flooring, centre light. Panelled bath with shower over, low level WC and vanity unit. Heated towel rail, partially tiled walls.

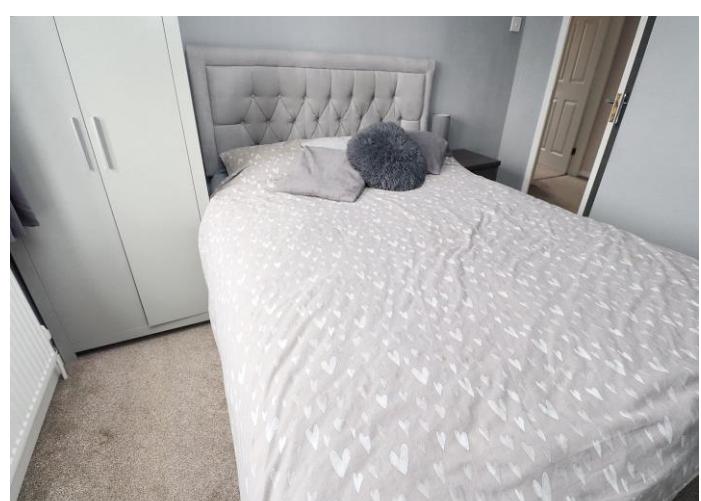
EXTERIOR

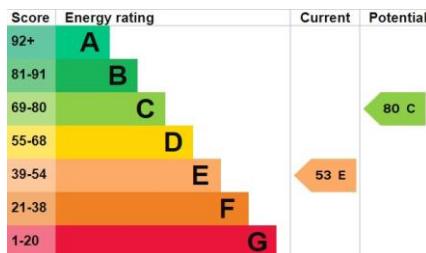
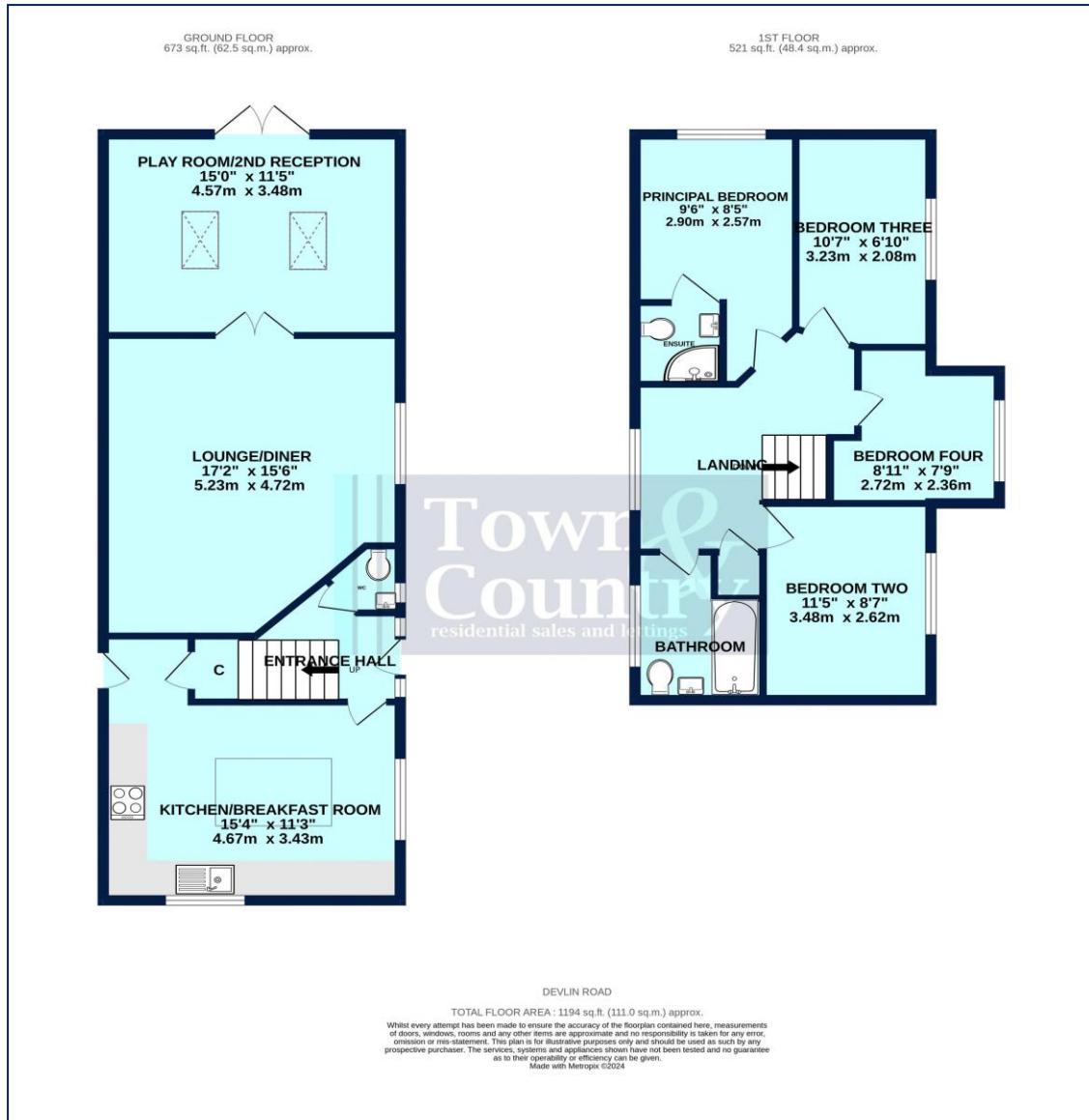
FRONT

Block paved driveway with parking for a number of cars, lawn. Garage with power and light, side access to garden.

REAR

Laid to lawn, patio and seating area, access to garage.





Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied