



# Charles Wright

## PROPERTIES

Selling Properties the Wright Way



### 30 Everton Crescent

Ipswich, IP1 6DB

**Guide price £299,950**



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## Description

An immaculately presented three bedroom double bay semi detached home benefitting from all new double glazing, a new boiler, upgraded kitchen and utility/cloakroom. Inside the property has been tastefully decorated with feature wood panelling in some of the rooms, Herringbone flooring, decorative wall tiling and wooden doors. Accommodation comprises of an entrance hall, cosy sitting room, dining room opening onto the garden, a stunning kitchen, rear lobby and utility/cloakroom on the ground floor complimented by three good sized bedroom and a family bathroom upstairs.

## Location

The Crofts is an extremely popular residential location to the North West of Ipswich's Town Centre. It is within easy walking distance to local shops and schools. The town centre is a short distance by car and offers a wide range of shopping and recreational amenities as well as the rejuvenated Water front and Marina. Ipswich's mainline railway station offers a fast and frequent rail service to London's Liverpool Street, journey time just over the hour.

## Entrance hall

11'10 x 8'05 (3.61m x 2.57m)

Double glazed door to front, fitted storage, radiator, stairs to first floor with cupboard under, wood effect flooring and doors to ground floor accommodation.

## Sitting room

12'04 x 10'04 (3.76m x 3.15m)

Double glazed bay window to front, radiator and wood effect flooring.

## Dining room

10'11 x 10'11 (3.33m x 3.33m)

Double glazed doors to rear, fireplace with feature fire, radiator and wood effect flooring.

## Kitchen

8'05 x 7'08 (2.57m x 2.34m)

Double glazed window to side, matching cream eye level and base units with wood effect worktops above, white ceramic sink, integrated oven, integrated hob, space for fridge/freezer, central heating boiler, anthracite grey wall radiator and Herringbone flooring.

## Rear lobby

9'02 x 2'08 (2.79m x 0.81m)

Double glazed door to side, Herringbone floor and sliding door to the Utility/cloakroom,

## Utility/cloakroom

8'07 x 3'06 (2.62m x 1.07m)

Double glazed window to rear, low level wc vanity unit housing sink, plumbing for washing machine and tiled flooring.

## First floor landing

Doors to first floor rooms, radiator and carpet flooring.

## Bedroom one

12'10 x 10'11 (3.91m x 3.33m)

Double glazed bay window to front, radiator and carpet flooring.

## Bedroom two

10'11 x 10'11 (3.33m x 3.33m)

Double glazed window to rear, radiator and carpet flooring.

## Bedroom three

8'05 x 7'05 (2.57m x 2.26m)

Double glazed window to front, radiator and carpet flooring.

## Bathroom

8'04 x 7'07 (2.54m x 2.31m )

Two double glazed windows to rear, loft access, corner bath, low level wc, vanity unit housing sink, chrome heated towel rail and tiled flooring.

## Outside and gardens

To the front of the property there is a drive providing off road parking and side access to the rear. The rear garden enjoys a patio, a path leading to a shingle area at the end of the garden whilst the remainder is laid to lawn with flower beds and enclosed by fencing.

## Services

We understand mains electric, gas, water and drainage are connected to the property.

Tenure: Freehold

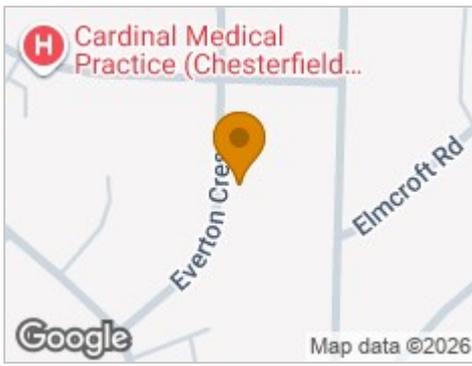
Epc rating: D

Council tax band: B

Agents note: Under section 21 of the estate agency act we have a duty to inform potential buyers that the vendors are a relation of an employee of Charles Wright Properties.



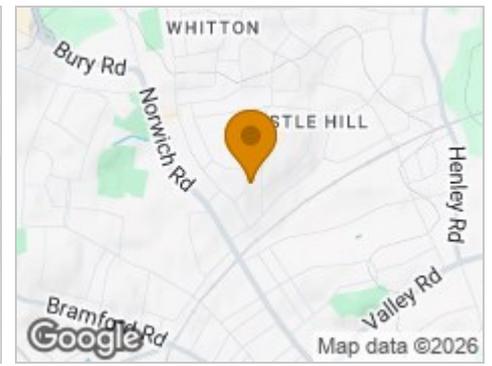
## Road Map



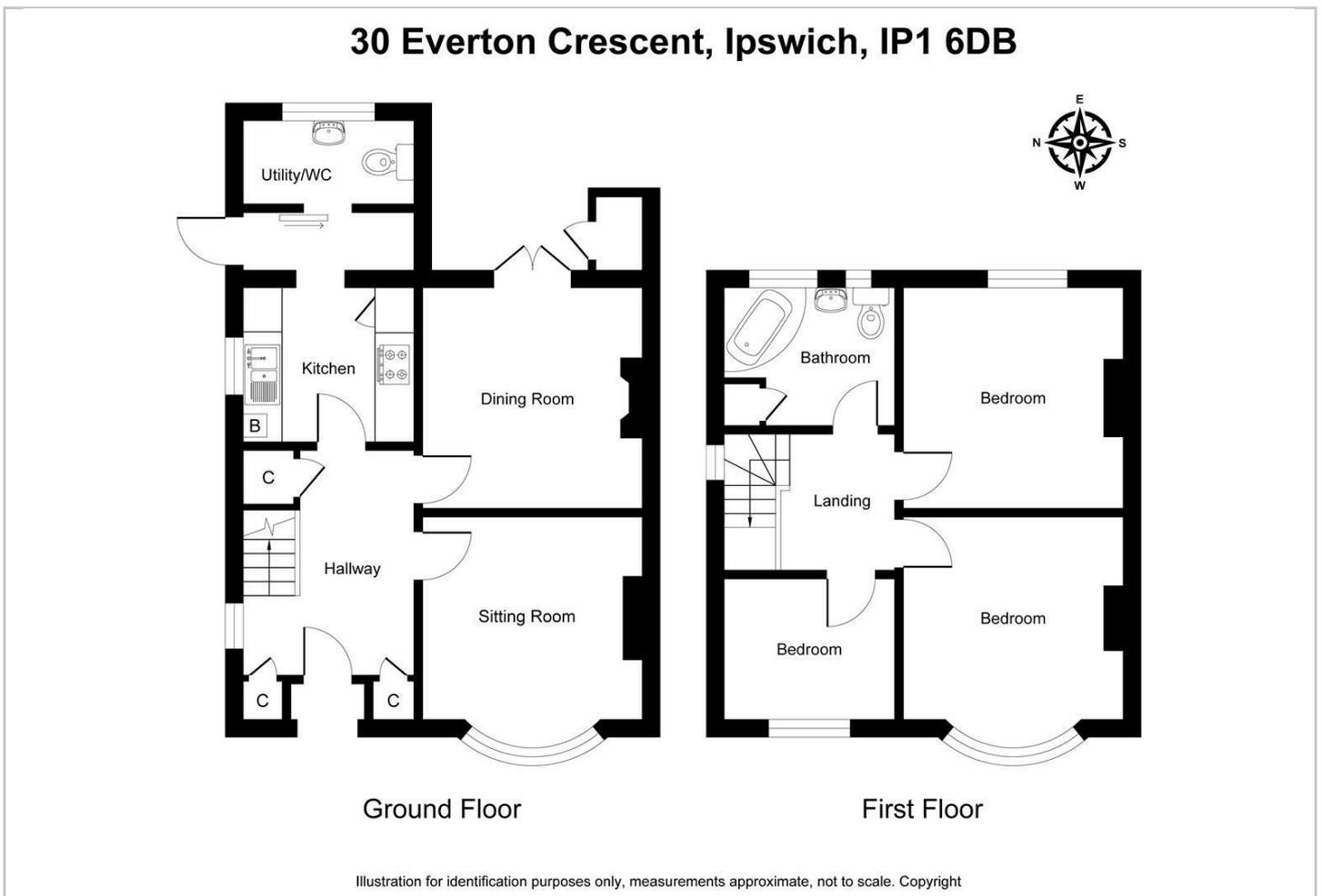
## Hybrid Map



## Terrain Map



## Floor Plan

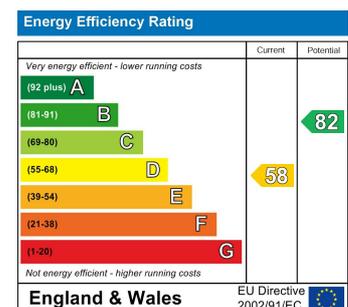


## Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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