



42 YEOMAN WAY

FROST & PARTNERS

42 YEOMAN WAY

IPSWICH | | IP7 5HW



An exceptionally well presented four bedroom detached family home with well maintained gardens and ample off road parking set in a sought-after location.

As you step inside, you're greeted by a spacious entrance hall with a staircase leading up to the first floor.

The sitting room is to your right features a large bay window to front. From here, you step through to the newly updated kitchen/diner area.

This kitchen/diner is both stylish and practical. The kitchen is fitted with high-quality cabinetry and solid oak worktops that add a touch of warmth. It comes with all the essentials, including a double oven, ceramic hob, extractor fan, integrated fridge-freezer and dishwasher. There is also a door leading to the rear garden.

The dining area is perfect for entertaining with pendant lights above and bi-folding doors that open up to the back garden making it easy to enjoy indoor-outdoor living.

Next to the kitchen, you'll find a cloakroom, plus a utility room that offers extra storage and space for a washing machine and dryer.

Completing the ground floor is a study room, offering a quiet space that can be used as a home office, reading room, or hobby space-whatever suits your needs.

Heading upstairs, you'll find a landing that leads to all four bedrooms. There's also a built-in airing cupboard.

The principal bedroom at the front of the house features built-in wardrobes and en suite shower room. The other three bedrooms are well-sized, with two of them also featuring built-in wardrobes.



The family bathroom, updated just last year, is modern and stylish. It has a bath with dual shower heads, along with a vanity unit and a feature-length lit mirror.

The front driveway offers plenty of off-street parking. There's also side access to the back garden on one side and a lean-to store on the other.

The rear garden features a well-maintained lawn, bordered by wooden fencing, providing privacy and a patio paved terraced seating area.

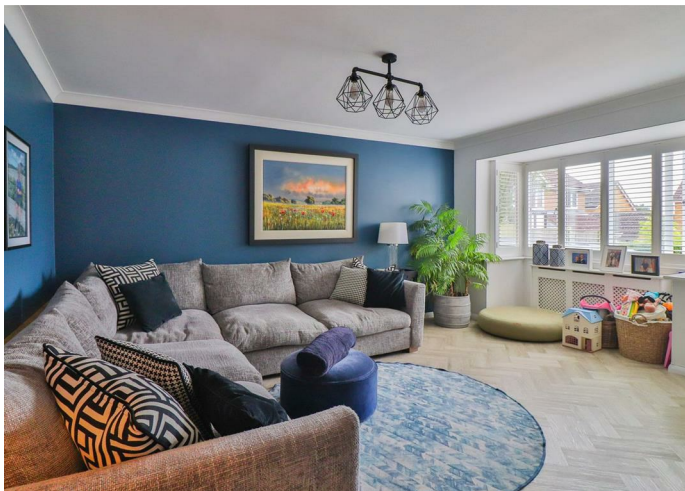
Guide Price - £415,000

Additional Information

Tenure: Freehold

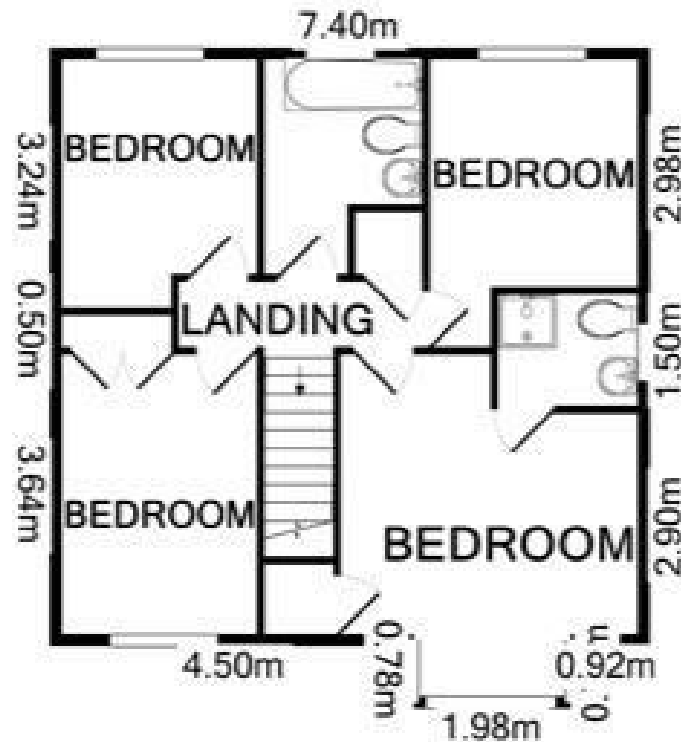
Local Authority:

Council Tax: D



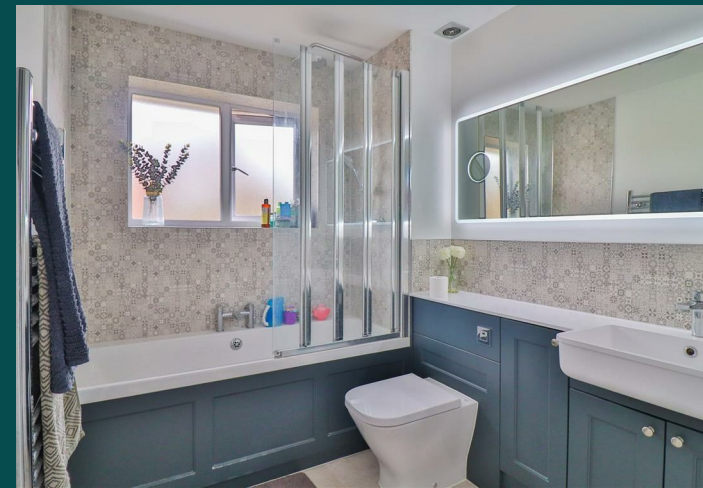


GROUND FLOOR



1ST FLOOR

Made with Metropix ©2012



FROST & PARTNERS

Frost & Partners

62 High Street, Hadleigh, Ipswich, Suffolk, IP7 5EF

T. 01473 823456

E. sales@frostandpartners.co.uk

www.frostandpartners.co.uk

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	