



Rock Estates



Lonsdale Close

Ipswich, IP4 4HB

Guide Price: £375,000 - £385,000



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Renovated throughout to a high specification is this sizeable, semi-detached family home situated on a quiet cul-de-sac.

Having undergone a complete renovation throughout, this well presented four bedroom home offers space for the whole family. The kitchen/diner boasts a bespoke kitchen which benefits from integrated appliances, ample worktop space & bar seating, with extra space for a formal dining table. The living room is of a generous size with a tastefully reclaimed fireplace & built in alcove storage cupboards & shelves. The conservatory overlooks the rear garden & has new double glazed windows and door and a contemporary electric radiator.

To the first floor the spacious landing offers access to the four double bedrooms. Each bedroom has been tastefully redecorated and are the perfect size for a growing family. The main bedroom over looks the rear garden and benefits from decorative panelling and built in wardrobes with sliding mirror doors. The main bathroom is a sanctuary perfect for unwinding after a busy day with its impressive free standing bath. The bathroom also offers a separate shower for everyday convenience.

The vendors have converted the garage & installed double glazed sliding doors, new insulation & electrics. The space is currently being used as a home gym, however with the recent upgrades it could also be used as a home office, games room or garden bar to name a few. The rear garden is fully enclosed with wooden fencing & has been landscaped with a decked area to the side providing a private space for relaxing & enjoying alfresco dining. It has also been partly laid to lawn with a mature border containing an array of plants & trees.

The property is conveniently located within walking distance of the popular Brunswick Park, amenities & local primary and high schools and transport links via road, bus or train. Ipswich town centre and the popular Waterfront area are also easily reached, offering a wide selection of bars & restaurants.





Front

To the front the property benefits from a predominantly shingled area with a hard standing used as off road parking for a number of vehicles. There is also a path that leads directly to the entrance porch.

Porch

Double glazed door with side window panel. Reclaimed oak herringbone style flooring. Door to:

Entrance Hall

Tiled floor. Radiator. Stairs to first floor. Under stairs cupboard. Doors to:

Living Room

11'5" x 10'11" (3.50 x 3.33)

Double glazed window to front. Fireplace with option to instal log burner or fire. Tiled surround and hearth. Fitted cupboards and shelving. Coving. Radiator.

Kitchen/ Diner

18'1" x 11'5" (5.52 x 3.50)

Double glazed window to side. Double glazed patio doors with side window panels to rear garden. Range of wall and floor cupboards and drawers. Solid oak worktop. Inset ceramic butler style sink with 1 1/4 drainer and mixer tap over. Inset induction hob with extractor fan over. Electric double oven. Wall mounted gas boiler. Integrated slimline dishwasher, washer/dryer. Pull out bin cupboard. Tiled splash back. Space for fridge/freezer. Laminate flooring. Cupboard under stairs. Two radiators. Part glazed door to:

Conservatory

9'6" x 6'0" (2.90 x 1.84)

Double glazed windows to rear aspect. Glazed door to side opening to rear garden. Laminate flooring. Electric radiator.

Landing

Multiple storage cupboards. Loft hatch opening to partly boarded loft. Doors to:

Bedroom One

11'5" x 9'10" (3.50 x 3.02)

Two double glazed window to rear. Built in wardrobe with sliding doors. Decorative panelling. Coving. Radiator.

Bedroom Two

13'8" x 8'7" (4.17 x 2.63)

Double glazed window to front. Dado rail. Coving. TV point. Radiator.

Bedroom Three

9'0" x 8'8" (2.76 x 2.65)

Double glazed window to front. Radiator.

Bedroom Four

8'7" x 7'9" (2.64 x 2.38)

Double glazed window to front. Radiator.

Bathroom

7'9" x 6'2" (2.37 x 1.89)

Two obscure double glazed windows to rear aspect. Freestanding bath with separate freestanding mixer tap and shower head. Corner shower cubicle with electric shower including rainfall shower head. Low level W.C. Vanity unit with inset hand wash basin and storage below. Fully tiled walls. Tiled floor. Extractor fan.

Outbuilding/ Garage

16'3" x 7'8" (4.97 x 2.35)

The garage has been converted into an impressive home gym space. Accessed via double glazed sliding doors to the front, the garage has undergone renovation such as new sound insulation and benefits from power and light. There is also a frosted double glazed to the rear aspect.

Rear Garden

The rear garden has been thoughtfully landscaped with a decked area to the side providing a private space for relaxing and enjoying alfresco dining. There is a laid to lawn area that is also shielded with mature trees and plants. The rear garden is enclosed with wooden fencing and benefits from a wooden shed providing storage, as well as a gate providing access to the front of the property. There is also an outside tap and double electric socket.

Solar Panels

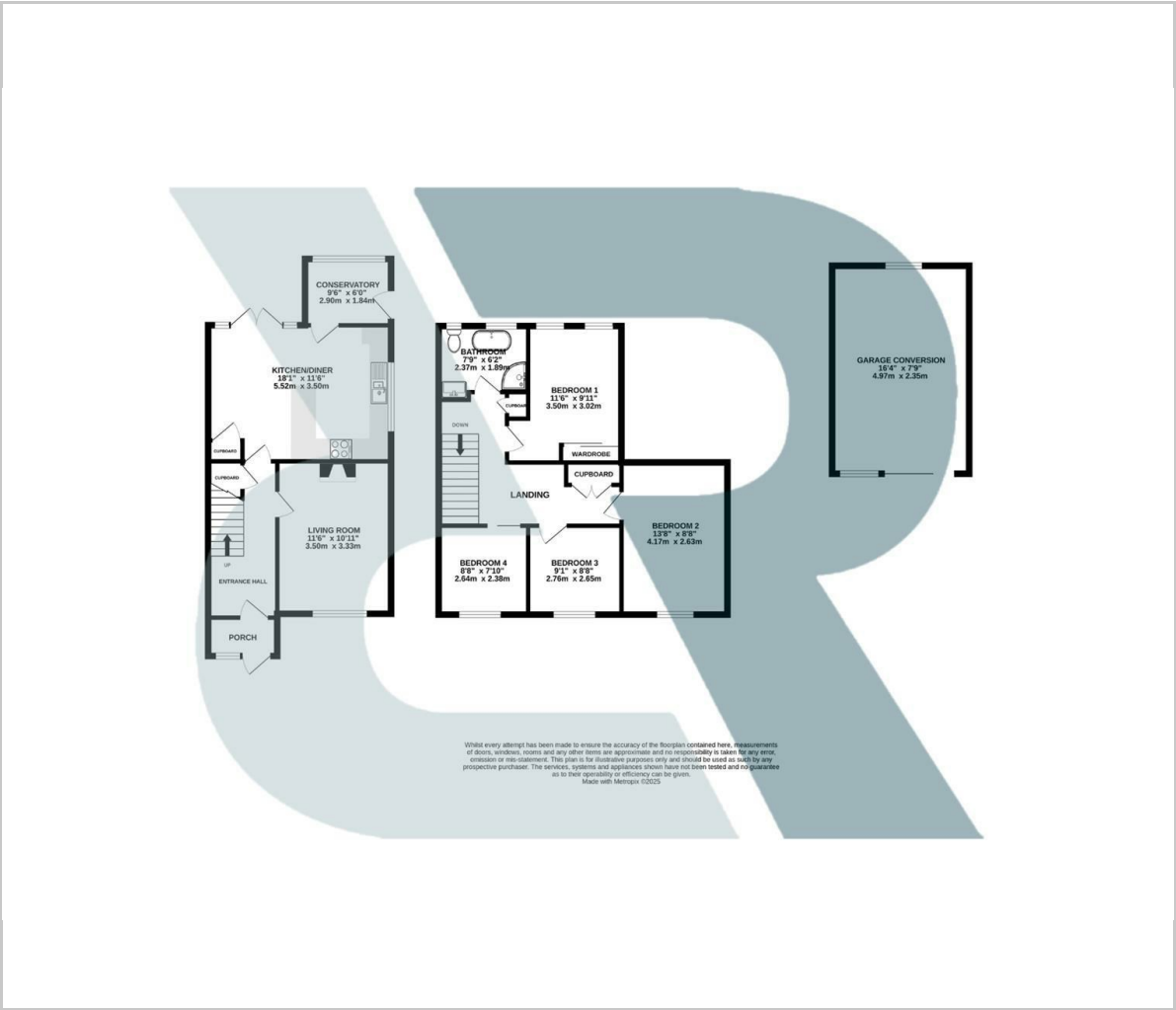
Solar panels were fitted to the property between 2013 and 2014. There are sixteen panels in total, ten are 2.5kw and six are 1.5kw making 34kw in total. On the current feed in tariff in addition to the low rates the vendors receive a pay back of approximately £250 every 3 months (please note the tariff could change).

Agents Note

In 2023, the property has had a full rewire, along with a new A-rated Worcester boiler with a 12 year warranty. The property has new flooring throughout as well a remodelled bathroom and kitchen/diner.



Floor Plan



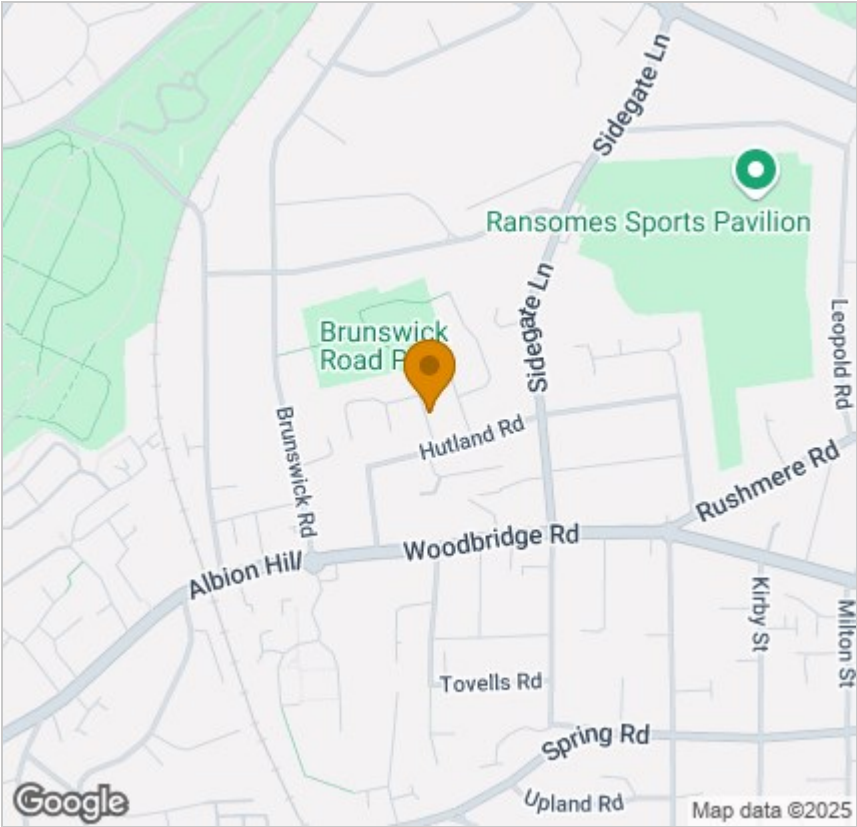
Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

