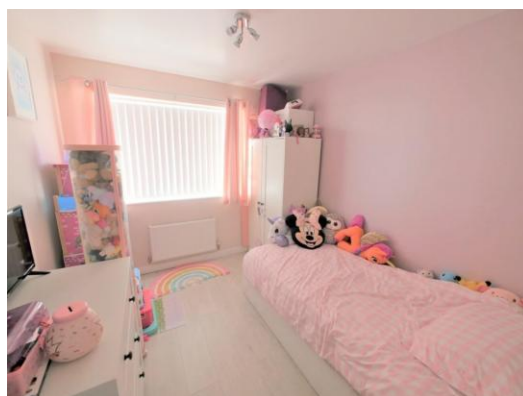




Morgan Drive, Ipswich, IP1 5QG

O.I.E.O £300,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

Morgan Drive, Ipswich, IP1 5QG

A great opportunity to purchase this 3 bedroom detached family home located on the sycamore development to the West of Ipswich within walking distance to local shops, schools and bus service plus easy access to the A14/A12 trunk roads. The property is arranged over two floors comprising entrance hall, lounge, open plan modern kitchen/dining, conservatory, G/F cloakroom, stairs to first floor leading to 3 double bedrooms, master with en-suite and family bathroom. Further benefits include double glazed windows throughout, gas central heating, detached single garage plus off road parking for 3 cars, front & rear gardens. EARLY INSPECTION RECOMMENDED.

ENTRANCE HALL

Wood style vinyl flooring, radiator, storage cupboard under stairs, stairs to first floor, doors to lounge, kitchen/dining, G/F cloakroom.

LOUNGE

14' 11" x 10' 6" (4.55m x 3.2m) Carpeted flooring, radiator, double glazed window to front aspect.

KITCHEN/DINING

17' 1" x 10' 2" (5.21m x 3.1m) Comprises modern fitted eye level with matching base units quartz work tops, 4 ring electric hob with extractor over, electric oven, inset sink with swan neck mixer tap, vertical wall radiator, laminate flooring, integrated fridge/freezer, integrated washing machine & microwave, plumbing for dish washer, concealed Baxi boiler, double glazed window and door to rear aspect, bi-fold doors into conservatory, wood style vinyl flooring.

CONSERVATORY

12' x 8' (3.66m x 2.44m) Wood style vinyl flooring, double doors to side aspect.

CLOAKROOM

Low level WC, wash hand basin, tiled flooring, double glazed window to side aspect, chrome heated towel rail.

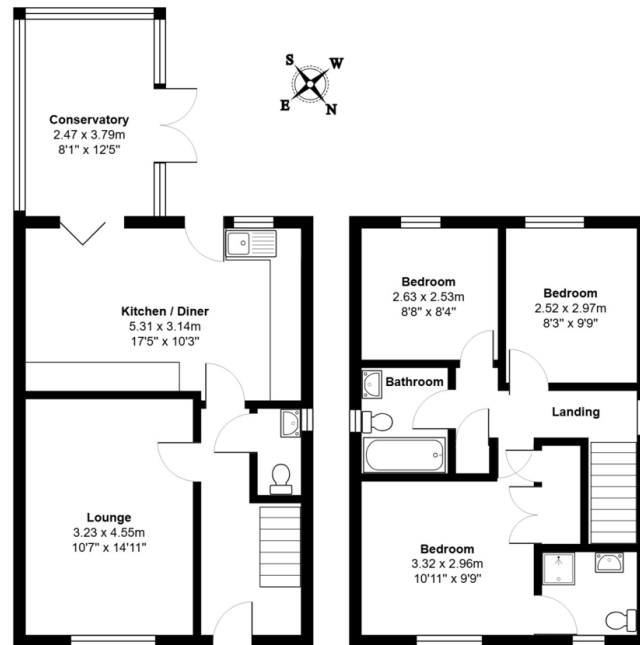
STAIRS

Carpeted stairs & landing, loft hatch, double glazed window to side aspect, linnen cupboard, doors to bedrooms and bathroom.

BEDROOM 1

11' 6" x 9' 10" (3.51m x 3m) Laminate flooring, radiator, double glazed window to front aspect, 3 door built in wardrobe, door to en-suite.





Total Area: 93.3 m² ... 1005 ft²

EN-SUITE

Low level WC, ceramic wash hand basin, shower cubicle, chrome heated towel rail, extractor fan, tiled flooring, double glazed window to front aspect.

BEDROOM 2

9' 9" x 8' 3" (2.97m x 2.51m) Laminate flooring, double glazed window to rear aspect, radiator.

BEDROOM 3

8' 7" x 8' 3" (2.62m x 2.51m) Laminate flooring, double glazed window to rear aspect, radiator.

BATHROOM

7' x 5' max 6" max (2.13m x 1.68m) Comprising low level WC, wash hand basin with storage under, bath mixer shower attachment, extractor fan, chrome heated towel rail, double glazed window to side aspect, tiled flooring.

GARAGE

17' 6" x 9' (5.33m x 2.74m) Up & over roller door, power & lighting connected, side pedestrian access.

OUTSIDE

Block paving providing off road parking for 3 cars, driveway leading to garage, side gate into rear garden which is mainly laid to lawn, side patio area, shrub borders all enclosed by fencing.

COUNCIL

Ipswich Borough Council

Council Tax Band (D) £2,358.54

SERVICES

We understand all mains services are connected.

NEAREST SCHOOLS

Whitehouse infant & junior CP schools, Westbourne academy.

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Morgan Drive IPSWICH IP1 5QG	Energy rating C	Valid until:	16 November 2035
		Certificate number:	9990-0200-7805-6358-4510



**VIEWING STRICTLY BY APPOINTMENT
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