



Limetree Drive, Ipswich IP3 8XD

welcome to

Limetree Drive, Ipswich

****FOUR BEDROOM FAMILY HOME**PURDIS FARM DEVELOPMENT**ENSUITE**SPACIOUS FIRST FLOOR LANDING**INTEGRATED KITCHEN APPLIANCES**EASY ACCESS TO A12 & A14**PLEASANT GARDEN**GARAGE**EARLY VIEWING ADVISED****



Entrance Hall Into-

Double glazed entrance door, wood block effect flooring, doors to cloakroom, kitchen and sitting room

Living Room

20' 9" x 11' 2" narrowing to 10' 4" (6.32m x 3.40m narrowing to 3.05m 4)

Located at the front of the property, Bay window to front aspect, feature fireplace

Dining Room

11' 4" x 9' 11" (3.45m x 3.02m)

Double glazed door to rear leading to the conservatory, door to side leading to hallway

Kitchen

14' 2 x 9' 1 narrowing to 13' 4 (4.27m 2 x 2.74m 1 narrowing to 3.96m 4)

L SHAPED ROOM. Two double glazed doors to rear and double glazed window overlooking the garden. Range of floor and wall units with coordinated work surfaces. Integrated double oven and hob with extractor hood and sink drainer unit. Integrated dishwasher, space for an American style fridge freezer, and a breakfast style unit with storage.

Conservatory

9' 0 x 7' 9 (2.74m 0 x 2.13m 9)

Double glazed doors to rear, leading to the garden wooden ceiling

First Floor Landing

Double glazed window to side, storage cupboard and airing cupboard

Bedroom 1

12' 6 x 12' 5 (3.66m 6 x 3.66m 5)

Double glazed bay window to front, Built in wardrobe

Ensuite

Double glazed window to side aspect. Three piece suite comprising of a low level WC, wash hand basin and bath with shower over. Towel radiator

Bedroom 2

9' 9 x 8' 8 (2.74m 9 x 2.44m 8)

Two double glazed windows to front. Built in wardrobe

Bedroom 3

11' 4" x 9' 4" Max (3.45m x 2.84m Max)

Double glazed window to the rear

Bedroom 4

10' 3 x 8' 8 (3.05m 3 x 2.44m 8)

Double glazed window to rear

Bathroom

Three piece suite comprising of low level W/C, vanity wash hand basin and enclosed bath with shower attachment over. Obscured double glazed window to the side

Exterior

Front of property has been block paved, suitable for off road parking, leading to single garage.

Rear of the property comprises of a range of low maintenance, mature plants and shrubs. Seating area and stepping stone pathway. Early viewing advised to appreciate this garden.



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Limetree Drive, Ipswich

- EAST IPSWICH
- DETACHED HOUSE
- CLOAKROOM
- FOUR BEDROOMS
- EN-SUITE

Tenure: Freehold EPC Rating: C
Council Tax Band: Deleted

guide price

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPW103504 - 0003

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