

201 Sheldrake Drive, Ipswich, IP2 9LE

Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

Composite front door to...

ENTRANCE PORCH:

Tiled floor, door to...

ENTRANCE HALL:

Wood flooring, double glazed window to side, radiator, stairs off.

CLOAKROOM:

Double glazed window to front, W.C, hand wash basin, tiled floor and a radiator.

STUDY/BEDROOM 4: 14'5 x 7'2 (4.39m x 2.18m)

Double glazed window, radiator, cupboard housing Baxi combi boiler.

BEDROOM 5: 11'6 x 7'9 (3.51m x 2.36m)

Double glazed window to front and a radiator.

1st FLOOR:

Landing, doors off.

LOUNGE: 15'10 x 11 (4.83m x 3.35m)

Double glazed window to rear with outstanding views.

BATHROOM:

Double glazed window to front, shower cubicle with glass screen, hand wash basin with vanity unit, under floor heating with tiled floor, radiator, W.C, extractor.

BEDROOM 1: 11'8 x 9'9 (3.56m x 2.97m)

Double glazed window to rear, fitted wardrobes and a radiator.

LOWER GROUND FLOOR:

INNER HALL:

With 2 cupboards, wood flooring and doors off.

KITCHEN/DINER:

DINER: 11'4 x 8'8 (3.45m x 2.64m)

Laminated floor, double glazed sliding doors to conservatory and door to bedroom 3. Opens through to kitchen.

KITCHEN: 14'4 x 7'8 (4.37m x 2.34m)

A modern kitchen with wall and base units, granite work tops, sink and drainer, tiled splash backs, space for appliances, extractor hood, drawers, laminated floor.

FAMILY ROOM/CONSERVATORY: 13'4 x 9'8 (4.06m x 2.95m)

Flat roof with skylights, brick base, radiators and laminated floor.

BEDROOM 2: 14'5 x 7'9 (4.39m x 2.36m)

Double glazed window to side, fitted wardrobes and a radiator.

OUTSIDE:

To the front of the property is a block paved driveway providing off road parking for 2/3 cars, outside lighting, side gate leading to the rear.

The rear garden has a lawn, decking with pergola, range of shrubs, patio, steps down to lower lawn, a brick shed with power connected, wooden shed and greenhouse. There is a outside tap, lighting and power socket. The property has a water softener.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com
Please check current COVID-19 guidelines.

