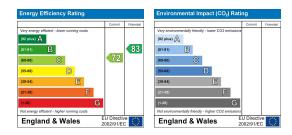


Total area: approx. 141.0 sq. metres (1518.1 sq. feet)



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.

A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.

The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.





201 Sheldrake Drive, Ipswich IP2 9LE

£300,000

FIVE BEDROOMS - A SPACIOUS and well presented FIVE bedroom split level, semi-detached family house situated south west Ipswich on Belstead Hills. Presented in good decorative order throughout and benefits from an open plan kitchen/diner space, STUDY/5th bedroom, family/conservatory, lounge with far reaching views, cloakroom, bathroom, double glazing, gas central heating, parking and well kept gardens. Must be viewed to appreciate the accommodation on offer.









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.















