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Darnford Gardens

East Ipswich, Ipswich, IP3 8PR

Guide price £395,000

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Front Garden

Low maintenance block paved driveway suitable to 2-3 cars, outside tap and access to the garage and personal gates either side of the property to the rear garden.

Hallway

22'2" x 2'10" (6.76m x 0.86m)

Entrance door into entrance hallway, carpet flooring, coving, radiator, access to loft, doors to bathroom, lounge, bedrooms one and two, with two wooden double glazed doors into the kitchen/diner, very large airing cupboard housing the condensing water tank with shelving and storage.

Lounge/Diner

15'7" x 12'8" (4.75m x 3.86m)

Carpet flooring, coving, wall lights, aerial and phone point, double glazed French doors out into the rear garden with double glazed windows either side with fitted blinds and a radiator.

Kitchen/Breakfast Room

17'11" x 12'8" (5.46m x 3.86m)

Large kitchen/diner comprising wall and base units with cupboards and drawers under and worksurfaces over. Stainless steel 1 1/2 sink bowl drainer unit with a mixer tap over, integrated NEFF dishwasher and NEFF oven and hob with a stainless steel splashback and a NEFF stainless steel extractor fan over, double glazed window to the front with fitted blinds, tiled flooring, spotlights, radiator, double glazed UPVC door to the side, cupboard housing the combination BAXI boiler, integrated fridge and freezer, integrated washing machine and two wooden double glazed doors leading into the hallway.

Bathroom

8'0" x 5'6" (2.44m x 1.68m)

Panelled bath with mixer tap and a hand held shower over, pedestal wash hand basin with low flush W.C, half tiled walls, tiled flooring, double glazed obscure window to the side, radiator and extractor fan.

Bedroom One

14'4" x 11'4" (4.37m x 3.45m)

Double glazed window to the rear with fitted blinds, coving, carpet flooring, radiator with a door to the en-suite.

En-Suite

8'0" x 5'6" (2.44m x 1.68m)

Low flush W.C, pedestal wash hand basin, walk in shower cubicle with shower over, radiator, extractor fan, tiled flooring, half tiled walls, double glazed obscure window to the side.

Bedroom Two

11'0" x 10'5" (3.35m x 3.18m)

Double glazed window to the front, coving, carpet flooring and radiator.

Garage

18'8" x 8'11" (5.69m x 2.72m)

Power and lighting with rafter storage and there is an electric up and over door, double glazed window to the side with a pedestrian double glazed UPVC door.

Rear Garden

41'0" x 59'4" approx (12.5 x 18.1 approx)

Superb larger than average rear garden, mainly set to lawn, with a large patio area. Packed with mature planting, bushes and bulbs, including several cherry trees, wisteria, rose bushes. There is a large shed,

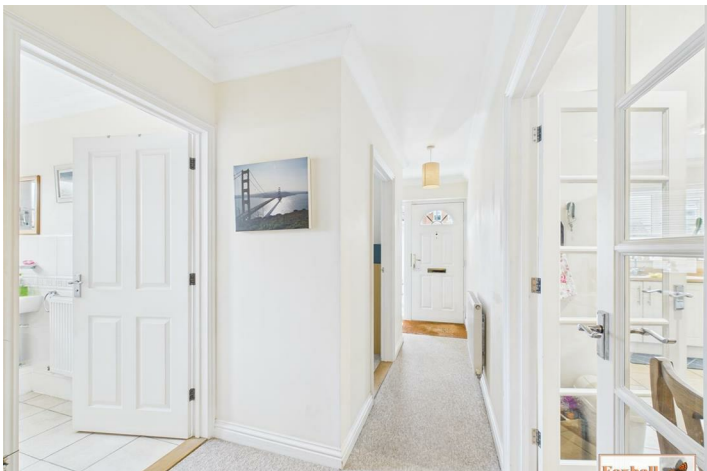
summerhouse and a greenhouse all to stay. Access down both sides of the property to the front via a pedestrian gate and also has an outside tap and socket.

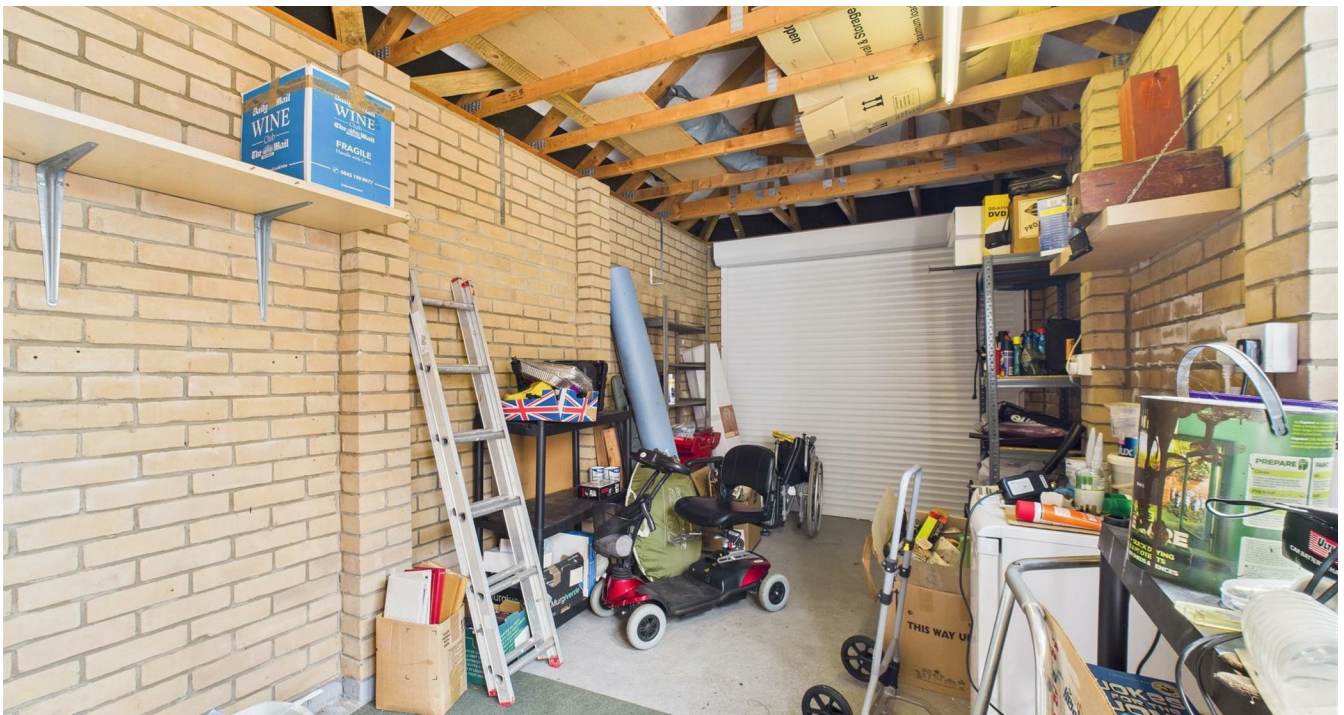
Agents Notes

Tenure - Freehold

Council Tax Band - D







Road Map



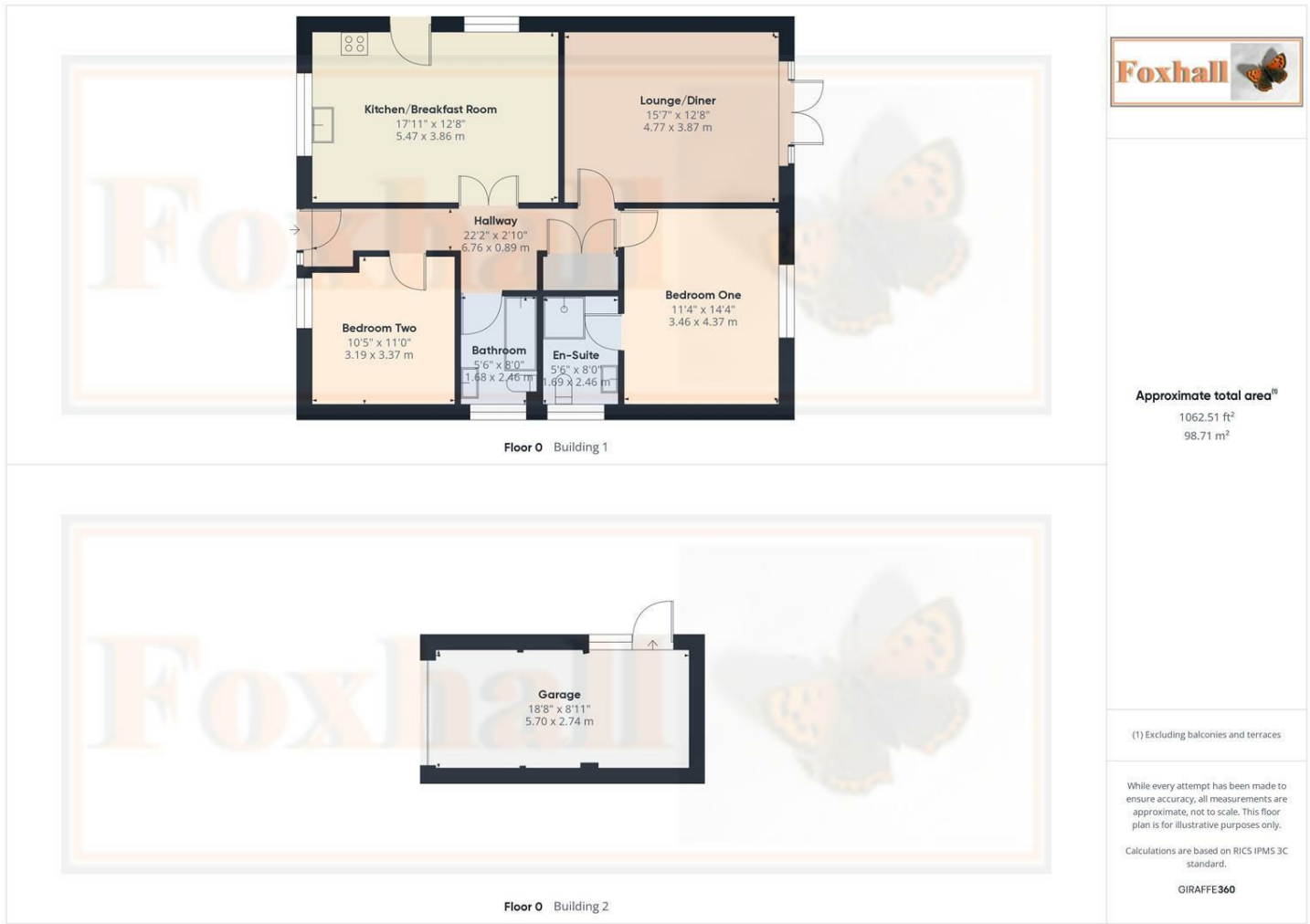
Hybrid Map



Terrain Map



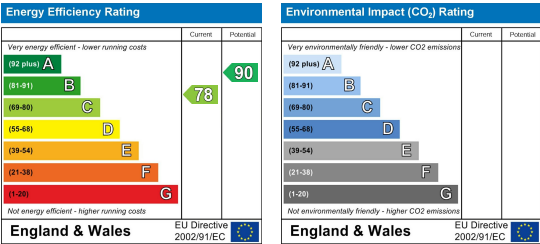
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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