



Leopold Road, Ipswich,  
£360,000

 3  1  2  D

- **DETACHED BUNGALOW**
- **DOUBLE BAY FRONTED**
- **RECENTLY EXTENDED**
- **THREE DOUBLE BEDROOMS**
- **MODERNISED & REFURBISHED**
  - **NEW BATHROOM SUITE**
- **OPEN PLAN KITCHEN/DINER**
- **GENEROUS REAR GARDEN**
- **GARAGE & OFF ROAD PARKING**
  - **CHAIN FREE**



**NO ONWARD CHAIN!** An exceptional recently renovated and extended three bedroom detached bungalow of modern design and style, set in the desirable location of East Ipswich and within the Northgate High School catchment.

### The Property

This three bedroom detached double fronted bungalow has just undergone a major renovation programme is offered to the market with vacant possession. This lovely property has been completed modernised and also been extended to improve the accommodation. The renovation has included new kitchen/diner, new bathroom suite, re plastering, re-decoration, new boiler and heating, carpets and flooring to name but a few.

The improved accommodation includes:- entrance hall, living room, open plan kitchen/diner, bathroom suite and three double bedrooms (two bedrooms with bay windows). Outside there is a front garden with shared driveway giving access to garage and generous mature rear garden.





### Location

The property is located within easy reach of the reputed Northgate high school, walking distance of the hospital, shops and amenities and is less than 3 miles from Ipswich town centre which offers an array of further shopping, major supermarkets and plenty of leisure activities including the impressive Empire Cinema in the Buttermarket. There is also a choice of restaurants, shops at Ipswich Waterfront which is also within 3 miles. Transport links are excellent with regular train services linking London Liverpool Street and Cambridge from the Ipswich mainline station again about 3 miles away and A14 (Midlands/North) is within easy reach.

### Entrance Hallway

17'5 x 2'11 (5.31m x 0.89m)

Featured in the centre of the property, leading to all accommodation with LED spotlights, built in storage cupboard and wood laminate flooring.

### Bedroom One

10'11" x 10'1" (3.33m x 3.08)

Double bedroom with double glazed bay window to front elevation.

### Bedroom Two

10'11" x 10'2" (3.35 x 3.12)

Double bedroom with double glazed bay window to front elevation.

### Family Bathroom

10'2 x 6'4 (3.10m x 1.93m)

A modern yet luxury fully tiled four piece bathroom suite, with large walk in shower with rainfall shower & separate hose, freestanding bath with wall mounted mixer tap, WC & wash hand basin inset to vanity unit.

### Bedroom Three

10'11" x 10'2" (3.35 x 3.10)

A double bedroom with double glazed window to side elevation, access to loft space (with loft ladder).



### Open Plan Kitchen Diner

20'2" x 16'6" reducing 9'8" min (6.17m x 5.05m reducing 2.97m min)

A light and airy open plan area featuring a skylight over the dining area, flooding the room with copious amounts of natural daylight. With double glazed windows to side and rear elevation, double glazed door to rear, stainless steel single drainer sink unit inset to work top with cupboards under, a range of new cupboards drawers and units with adjacent work tops, wall mounted matching cupboards, Filter hood over new ceramic hob with electric oven under, space for washing machine, integrated dishwasher, alcove for fridge/freezer, storage cupboards, radiator, and wood laminate flooring. Back door leading out onto garden and internal French doors leading to:



### Living Room

14'9 x 12'10 (4.50m x 3.91m)

A spacious living room with French doors leading out onto the patio area in the rear garden. Featuring LED spotlights, double glazed window to side elevation, radiator and wood laminate flooring.



### Front Garden

Easily maintained with one half a concrete driveway, and the other half laid with shingle. fenced off either side, there is joint side access leading to the garage and side gate into rear garden.

### Rear Garden

Generous east facing rear garden, laid mainly to lawn with a newly laid patio area, flower beds to side and rear and timber shed.

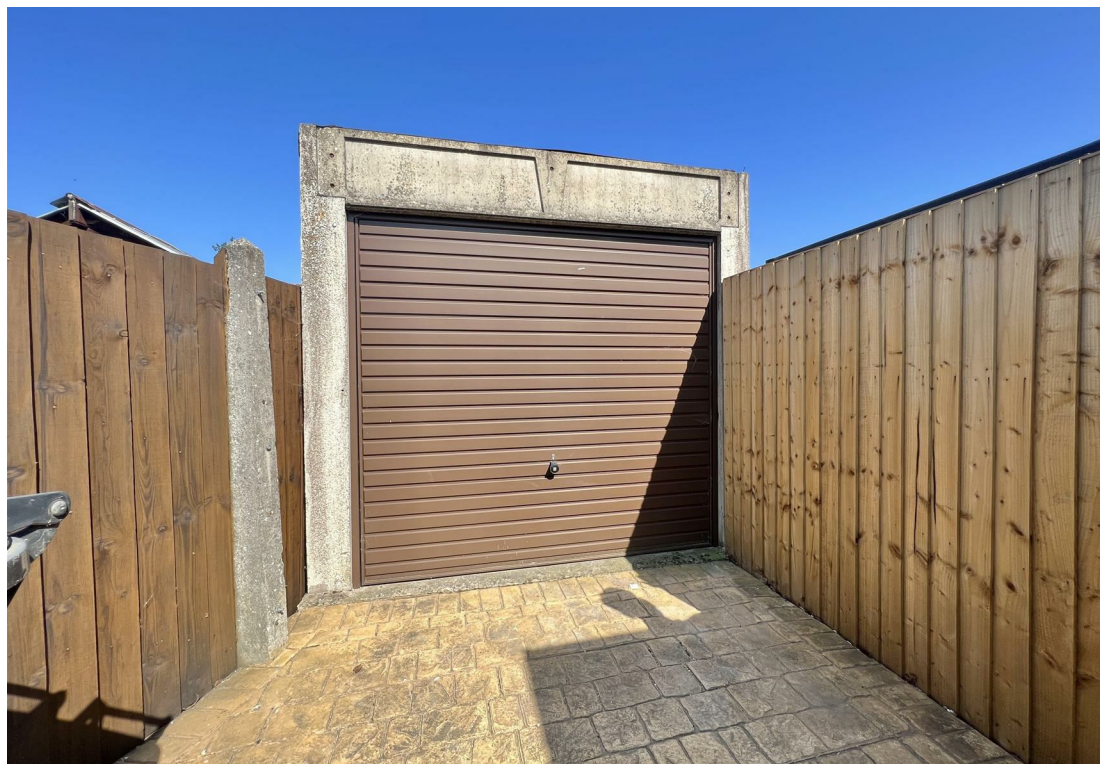


### Garage

15'10 x 7'11 (4.83m x 2.41m)

Newly installed electric up and over door, power and lighting connected, personal door to side into garden.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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