



Lacey Street, Ipswich,
£325,000

 4  2  1  B

A great opportunity to acquire this modern three/four bedroom semi detached home set out over three floors with allocated parking and conveniently located in the Northgate catchment area close to town centre.

- **MODERN SEMI DETACHED HOUSE**
- **THREE FLOORS**
- **THREE/FOUR BEDROOMS**
- **TWO RECEPTIONS AREAS**
- **CLOAKROOM**
- **EN-SUITE**
- **NORTHGATE CATCHMENT AREA**
- **ACCESS TO STATION**
- **GAS TO RADIATOR HEATING**
- **TWO ALLOCATED PARKING SPACES**

PROPERTY:

A truly versatile three/four bedroom semi detached town house located in this most convenient location close to local shops schooling and town centre. This sizeable family home is set out over three floors with the ground floor consisting:- entrance lobby, dining area, kitchen area, cloakroom and rear lobby. The first floor has a living room, bedroom three and a family bathroom whilst a second staircase gives access to the second floor landing. The second floor has two larger bedrooms and a smaller fourth bedroom /office, there is also an en-suite off the master bedroom. Outside a manageable front garden gives access to the front door and further vehicular access under the side of the property to two allocated rear parking spaces to the rear.

LOCATION:

The property is situated in a sought after location of Lacey Street, in this ever popular residential area to the East of Ipswich. There are various local schools including Northgate and Copleston High School as well as St Helens Primary School. Shops, supermarkets and bus services are situated nearby. The Town Centre is walking distance away offering a variety of amenities including the Buttermarket and Sailmakers Shopping Centres, Cardinal Park Leisure Complex, The Regent Theatre, Ipswich Marina with its bars and restaurants as well as Ipswich Mainline Station for access to London Liverpool Street. The A14 trunk road is close by for routes towards Bury St Edmunds, Stowmarket, Chelmsford, Colchester and Felixstowe.





ENTRANCE LOBBY:
4'5 x 3'5 (1.35m x 1.04m)
Double glazed entrance door
to:- Recessed lighting, tiled
flooring and further door to:-

**DINING ROOM/SECOND
RECEPTION AREA:**
17'3 x 12'11 reducing 11'1 (5.26m
x 3.94m reducing 3.38m)
Recessed lighting, radiator
double glazed bay window to
front elevation and open to:-

KITCHEN AREA:
13'7 x 9'6 (4.14m x 2.90m)
Recessed lighting, double
glazed window to rear
elevation, radiator, stainless
steel sink unit inset to work top
with cupboards under, a range
of floor standing cupboards
drawers and units with
adjacent work tops, wall
mounted matching units,
stainless steel filter hood over
four ring ceramic hob, electric
oven under, space for fridge
freezer, space for washing
machine, space for tumble
drier and tiled flooring.



CLOAKROOM:
5'4 x 3'5 (1.63m x 1.04m)
Extractor fan, wash hand basin
with tiled splashback and mixer
tap. Low level WC, radiator
and tiled floor.

REAR LOBBY:
5'3 x 4'3 (1.60m x 1.30m)
Recessed lighting, double
glazed door to rear elevation,
radiator, tiled floor and
staircase to first floor landing.

FIRST FLOOR LANDING:

Staircase to second floor landing, access to:-

LIVING ROOM:

19'2 x 11'0 (5.84m x 3.35m)

Recessed lighting, two double glazed windows to front elevation and two radiators.

BATHROOM:

10'10 x 5'8 (3.30m x 1.73m)

Recessed lighting, extractor fan, drop light switch, double glazed frosted window to one elevation, low level WC, pedestal wash hand basin, panel bath with mixer tap shower spray, heated towel radiator, part tiled walls and tiled flooring.

BEDROOM THREE:

11'0 x 6'9 (3.35m x 2.06m)

Recessed lighting, double glazed window to rear elevation and radiator.

SECOND FLOOR LANDING:

Velux style window to rear elevation providing light and doors to:-

BEDROOM ONE:

12'8 x 11'10 (3.86m x 3.61m)

Recessed lighting, double glazed window to front elevation and radiator.

EN-SUITE:

6'5 x 5'11 (1.96m x 1.80m)

Recessed lighting, double glazed frosted window to rear elevation, low level WC, pedestal wash hand basin with mixer tap, shaver socket, corner shower with shower unit and curved screen, towel radiator and tiled flooring.

BEDROOM TWO:

10'10 x 7'4 (3.30m x 2.24m)

Recessed lighting, double glazed window to front elevation and radiator.





BEDROOM FOUR/OFFICE:

9'0 x 6'9 (2.74m x 2.06m)
Recessed lighting, double glazed Velux style window to rear elevation, and radiator.

FRONT GARDEN:

Manageable front garden area behind a brick wall with colored stones and path to front door.

REAR GARDEN:

35 ft (10.67m ft)
Enclosed rear garden with decked patio area, lawn, fenced timber shed and rear pedestrian access.

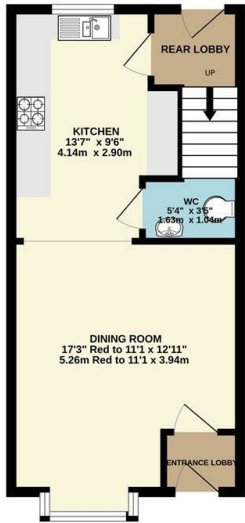
PARKING:

Vehicular access o side allows access to two allocated parking spaces to the rear of the property.





GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.

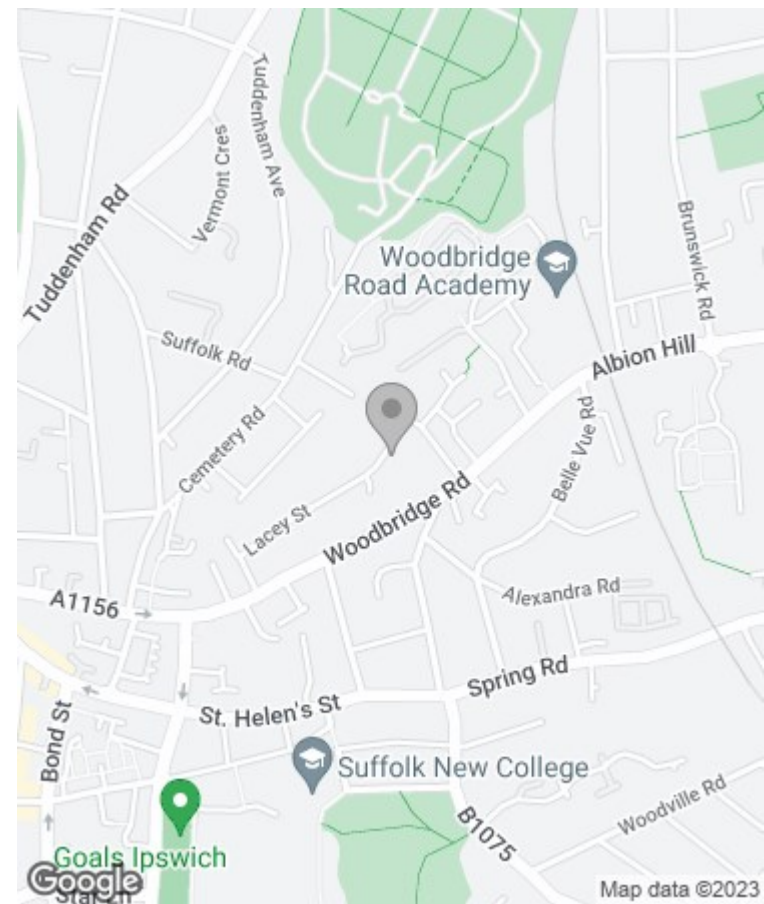


2ND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.3 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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