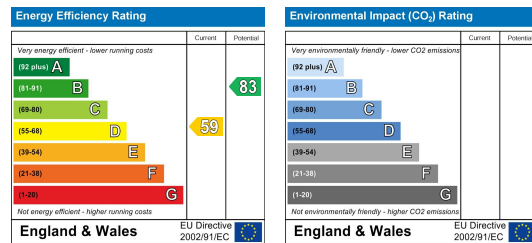


Total area: approx. 104.8 sq. metres (1128.0 sq. feet)  
Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.



**205 Sheldrake Drive, Ipswich, IP2 9LE**

**£245,000**

This 3 bedroom semi detached split level property is situated on the sought after Belstead Hills Development within the town of Ipswich. The property offers versatile accommodation of over 1100 square feet split over three levels including Cloakroom and Bedroom on the Ground Floor, Sitting Room, Kitchen and Bedroom on the Lower Floor, Sitting Room, Bedroom and Bathroom on the Upper Floor, Gardens, Off Road Parking, GARAGE/Store Room.

**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.





## 205 Sheldrake Drive, Ipswich, Suffolk, 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.

With front door leading to...

### ENTRANCE HALL:

With stairs to lower and upper floors, doors leading to...

### CLOAKROOM:

With low level W.C, wash hand basin.

### LANDING:

With door leading to...

### BEDROOM: 11'11" x 8' (3.63m x 2.44m)

With double glazed window to front aspect, radiator.

### STORE: 8'10" x 8'2" (2.69m x 2.49m)

### STORE: 8'2" x 7'5" (2.49m x 2.26m)

### LOWER GROUND FLOOR

### DINING ROOM: 14'11" x 8'10" (4.55m x 2.69m)

With double glazed window and door to rear aspect, radiator, opening to...

### KITCHEN: 14'11" x 8' (4.55m x 2.44m)

With double glazed window to rear aspect, fitted with a range of matching wall and base level units with drawers and work surfaces over, inset sink unit and drainer with mixer tap over, space and plumbing for washing machine, space for other appliances, tiled floor.

### BEDROOM: 14'11" x 8'2" (4.55m x 2.49m)

With double glazed window to rear aspect, radiator.

### FIRST FLOOR:

### LANDING:

With built in storage cupboard, doors leading to...

### SITTING ROOM: 15'3" x 10'10" (4.65m x 3.30m)

With double glazed window to rear aspect, radiator.

### BEDROOM: 11'7" x 9'7" (3.53m x 2.92m)

With double glazed window to rear aspect, built in wardrobe, built in storage cupboard, radiator.

### BATHROOM:

With double glazed window to front aspect, fitted suite comprising panelled bath with shower mixer tap attachment, low level W.C, wash hand basin, radiator.

### OUTSIDE:

The garden to the front of the property is laid to lawn, there is block paved driveway providing off road parking which leads to the Garage/Store.

The garden to the rear of the property is laid to lawn with patio area, flower and shrub borders and is enclosed by fencing.

### NEEDHAM MARKET OFFICE:

Unit 2, Old Town Hall, High Street, Needham Market. IP6 8AL. TO VIEW PLEASE CALL 01449 722242 or email [needham@hamilton-smith.com](mailto:needham@hamilton-smith.com)

