





Property Description

A well presented family home situated to the South East of Ipswich, the property comprises of two reception rooms, a modern kitchen and ground floor bathroom, three good sized bedrooms, a well presented large rear garden and is being sold with no onward chain.

The property offers easy access to Ipswich town Centre and nearby areas via public transport and major routes. There are many local amenities such as shops, takeaways and schools. Waitrose, John Lewis and many more shopping, eating and recreational facilities are located close. Landseer Park, a large open space ideal for leisure activities, sports, and family outings.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Entrance Hall

Accessed via double glazed door, radiator and stairs leading to first floor.

Lounge

13' 11" x 12' 11" (4.24m x 3.94m)
Double glazed bay window, wood effect flooring, radiator, feature electric fireplace on chimney breast and storage under stairs.

Dining Room

11' 3" max x 7' 9" (3.43m max x 2.36m)
Wood effect floor, door leading from the lounge and door to bathroom, radiator, arch leading through to kitchen.

Kitchen

10' 3" x 8' 8" (3.12m x 2.64m)

Matching wall and base units in cream gloss, integrated double oven, fridge freezer, Hob and extractor fan, ceramic sink with mixer tap and drainer, black speckled work surface, tiled floor, recess spotlighting and double glazed window to rear.

Ground Floor Bathroom

Bath with shower over, rainfall head and Shower, cupboard housing wall mounted boiler, tiled walls and floors, sink with storage and mixer tap, mirrored cabinet, extractor fan, low-level w/c, spotlighting, heater towel rail, double glazed window to side and rear.

Landing

Loft hatch with ladder and doors giving access to:

Bedroom One

11' 6" into wardrobes x 9' 9" (3.51m into wardrobes x 2.97m)

Built in sliding door wardrobes with mirror, radiator, double glazed window to front, ceiling fan and carpeted.

Bedroom Two

11' 2" x 9' max (3.40m x 2.74m max)
Double glazed window to rear, radiator and carpet.

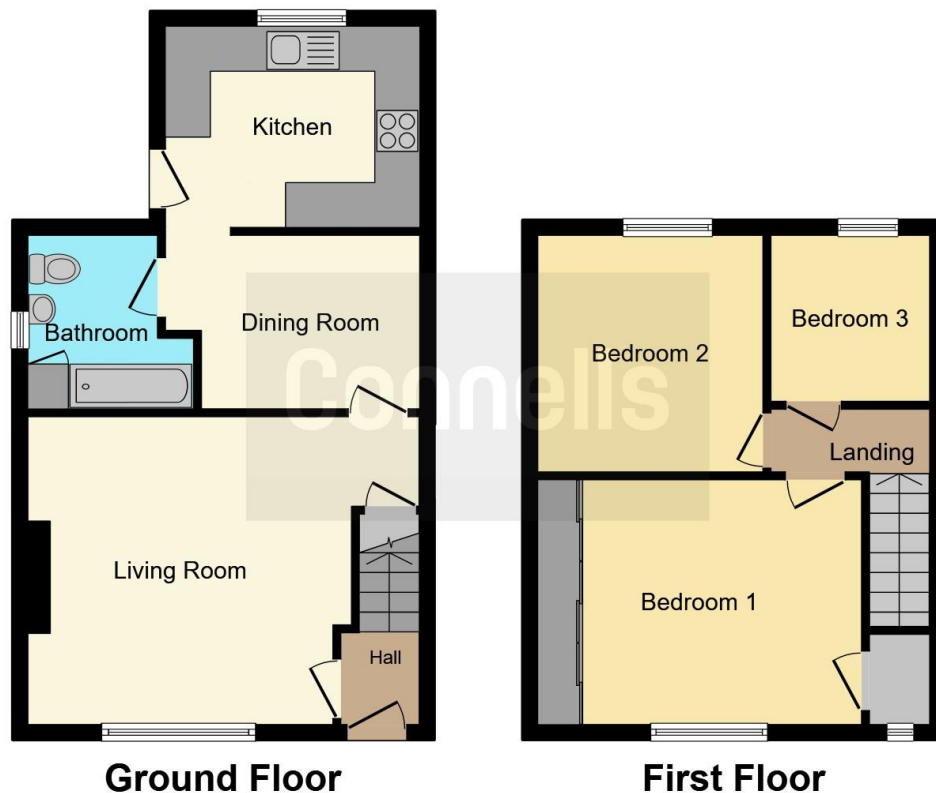
Bedroom Three

8' 1" x 7' 9" (2.46m x 2.36m)
Carpet, double glazed window and radiator.

Outside

The rear garden has side access and consists of a patio at the top and the bottom with stepping stones to rear and the remainder is laid to lawn.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: A

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Tenure: Freehold



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