

for sale

£300,000



Landseer Road Ipswich IP3 0DQ

GUIDE PRICE £300,000-£325,000. Connells are pleased to offer this four bedroom semi-detached property in a elevated position set back from the main road. The spacious property boasts three reception rooms, good size bedrooms, a large well maintained rear garden and a double garage/outbuilding.

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Entrance Porch

Accessed via double glazed door.

8' x 12' (2.44m x 3.66m)

Strip light, wood effect flooring, matching wall and base units, splash back, stainless steel sink with half bowl and drainer with mixer tap, space for dishwasher, hob, extractor fan, double glazed door to garden and door giving access to:

Entrance Hall

Accessed via double glazed door, large cupboard, radiator and radiator giving access to:

Study

11' 11" x 10' 6" (3.63m x 3.20m)

Radiator, double glazed window to front, carpet, circle window feature to side and brick feature.

Utility Room

Cupboard housing wall mounted boiler, space for washing machine or dish washer under counter and door to:

Ground Floor Shower Room

Tiled walls, wash hand basin with hot and cold tap, heater, low-level w/c, double glazed window to rear, tile flooring and shower cubicle.

Lounge

11' 8" into recess x 18' (3.56m into recess x 5.49m)

Carpet and double glazed sliding door into garden.

Dining Room

12' 4" x 10' 4" (3.76m x 3.15m)

wood effect floor, window to side, radiator with door giving access to the kitchen.

Double glazed window on stairs, large area which is currently being used as a study, radiator and loft hatch.

Kitchen

Bedroom One

12' 5" x 12' 2" (3.78m x 3.71m)

Cupboard, radiator, double glazed windows to rear and carpet.



Bedroom Two

12' x 10' (3.66m x 3.05m)

Radiator, two double glazed windows to front and carpet.

Bedroom Three

12' 7" x 11' 9" (3.84m x 3.58m)

Radiator, double glazed window to front and carpet.

Bedroom Four

7' x 10' 5" (2.13m x 3.17m)

Double glazed window to side, radiator and carpet.

Bathroom

Half wall and tiled floor, bath with hot and cold tap, radiator, double glazed window to rear, low-level w/c, wash hand basin with hot and cold tap and extractor fan.

Outside

The front of the property is accessed via steps with the remainder laid to lawn.

The large well rear garden has a patio area and path leading to rear access round the garden, there are shrubs and hedges with the remainder layed to lawn.

There is side access as well as a back gate.

Outbuilding/Garage

19' 11" x 28' 9" (6.07m x 8.76m)

There is a outside tap, double doors from both ends of the garage, single glazed window to front and side and there is a single glazed door access. There is electricity, a workbench

and ceramic sink with hot and cold tap not currently connected and the vendor has advised there is also an inspection pit.

Agent Note

Solar Panels on the property.



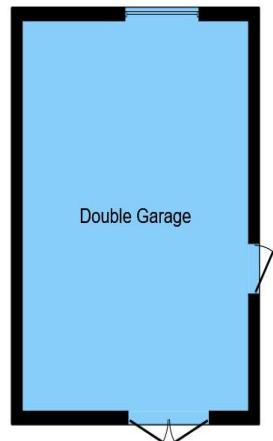




Ground Floor



First Floor



Double Garage

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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Property Ref: ICH312434 - 0007

Tenure:Freehold EPC Rating: B

Council Tax Band: B

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