



**Sycamore Close, Ipswich, IP8 3RL**



**welcome to**

**Sycamore Close, Ipswich**

This well-presented end-terraced home has been modernised throughout and boasts two double bedrooms, a brand new first floor bathroom, a beautifully presented tiered rear garden and one allocated parking space. This property would make the perfect first time buy or investment!



**Entrance Lobby**

4' 2" x 3' 4" ( 1.27m x 1.02m )

Wood effect flooring, one radiator and front door.

**Lounge/Diner**

21' 1" x 10' 5" max ( 6.43m x 3.17m max )

Spacious lounge/diner, flooded with natural light via French doors leading to the rear garden and a large double glazed window to the front, grey wood effect flooring throughout, two radiators, TV point and an understairs storage cupboard.

**Kitchen**

9' 4" x 6' 2" ( 2.84m x 1.88m )

Brand new contemporary kitchen with a range of eye and base level units in matte navy with white marble effect roll top surfaces, a stainless steel one and a half bowl sink plus drainer and black mixer tap, integrated oven with induction hob and extractor hood, space for a fridge/freezer and washing machine, a Metro white tiled splashback throughout, down lighters in black, grey wood effect flooring and a double glazed window to the rear.

**First Floor Landing**

Double glazed window to the side and carpet flooring.

**Master Bedroom**

11' 4" x 10' 7" ( 3.45m x 3.23m )

Double glazed window to the front, carpet flooring, one radiator, spot lights, a built in sliding wardrobe and a further built in wardrobe.

**Bedroom Two**

9' 6" x 7' 8" ( 2.90m x 2.34m )

Double glazed window to the rear, wood effect flooring, one radiator and loft hatch.

**Bathroom**

6' 1" x 5' 6" ( 1.85m x 1.68m )

Brand new bathroom with Victorian style tiled flooring, part tiled walls, low level WC, vanity sink with chrome waterfall mixer tap, bath with overhead shower and glass screen, chrome heated towel rail and double glazed window to the rear.

**Outside:****Front Garden**

A lawned area, a pathway leading to the front door, outside light and a side gate.

**Rear Garden**

North-West facing, tiered garden benefiting from morning and late afternoon sun, a large patio area on the ground level with space for a table and chairs, steps up leading to two lawned areas, a slate area to the rear, retaining brick walls, a shed to the rear, outside tap and a side gate.

**Parking**

One allocated parking space to the side of the property.



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## Sycamore Close, Ipswich

- Modernised throughout
- One allocated parking space
- Brand new kitchen & first floor bathroom
- Beautifully presented tiered rear garden
- New fuse board

Tenure: Freehold EPC Rating: C

offers over

**£215,000**



Please note the marker reflects the postcode not the actual property

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