

Shortlands, Ipswich, IP8 3RA



welcome to

Shortlands, Ipswich

This attractive detached, double fronted, extended three bedroom home boasts a seperate lounge and dining room, a modern first floor bathroom, a ground floor cloakroom, a well-landscaped, private rear garden, a detached garage and a driveway with parking for three vehicles.













Entrance Hall

10' 3" x 4' 4" ($3.12m \times 1.32m$) Double glazed window to the front, carpet flooring and one radiator. This entrance hall has been extended by the current vendors.

Cloakroom

5' 8" x 2' 8" ($1.73m\ x\ 0.81m$) Low level WC, a wash hand basin, half tiled walls, marble effect flooring and an extractor fan.

Lounge

17' 5" x 11' (5.31m x 3.35m)

Double aspect lounge, flooded with natural light via sliding doors leading to the garden and a double glazed window to the front, carpet flooring, two radiators, TV point and an electric fireplace with stone surround and base.

Dining Room

15' 1" \times 9' 5" (4.60m \times 2.87m) Double glazed window to the front, carpet flooring, one radiator and an understairs storage cupboard.

Kitchen

9' 4" x 8' 6" (2.84m x 2.59m)

Double glazed window to the rear, tiled effect flooring, tiled splashback throughout, a range of eye and base level units in wood with worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with gas hob and extractor hood and space for a fridge/freezer and washing machine.

Inner Hall

4' x 2' 8" ($1.22m\ x\ 0.81m$) Tiled effect flooring and doors leading to the garden, kitchen and cloakroom.

First Floor Landing

An airing cupboard, a storage cupboard and carpet flooring.

Master Bedroom

11' 3" x 10' 4" ($3.43m \times 3.15m$) Double glazed window to the front, carpet flooring, one radiator, a large fitted wardrobe with five doors and a fitted vanity unit.

Bedroom Two

11' 5" x 9' 7" (3.48m x 2.92m) Double glazed window to the front, carpet flooring, one radiator and a built in wardrobe.

Bedroom Three

 $8^{\prime}\,6^{\prime\prime}\,x\,7^{\prime}\,$ ($2.59m\,x\,2.13m$) Double glazed window to the rear, carpet flooring and one radiator.

Bathroom

6' 9" x 5' 9" (2.06m x 1.75m) Low level WC, vanity sink with chrome mixer tap, a bath with waterfall showerhead, shower attachment and a foldable glass screen, fully tiled walls, tiled flooring, spot lights, extractor fan, loft hatch, chrome heated towel rail and a double glazed window to the rear.

Outside: Front Garden

A driveway with parking for three cars, a gate, a lawned area with hedging, a pathway leading to the front door, raised flower beds and a large side access.

Garage

17' 6" x 8' 3" ($5.33m \times 2.51m$) A partially glazed door to the side, an up and over door, power, light and storage in the rafters.

Rear Garden

Beautifully presented, private, un-overlooked rear garden with a patio seating area directly off the main house which leads round to the side of the garage and to the rear of the property, a large lawned area, raised flower beds, well-shaped hedging, apple trees, fully enclosed borders and a hard standing seating area to the rear.





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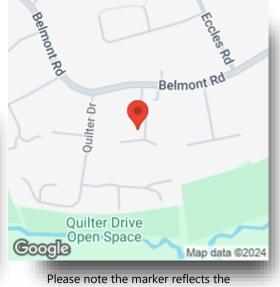
- Extended three bedroom home
- Three double bedrooms
- Modern first floor bathroom
- Detached garage
- Driveway with parking for 3 vehicles

Tenure: Freehold EPC Rating: D

£310,000







postcode not the actual property



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