



Shortlands, Ipswich, IP8 3RA



welcome to

Shortlands, Ipswich

This attractive detached, double fronted, extended three bedroom home boasts a separate 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 x 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 a gas fireplace with stone surround and base.

Dining Room

15' 1" x 9' 5" (4.60m x 2.87m)

Double glazed window to the front, carpet flooring, one radiator and an understairs storage cupboard. This dining room has been extended by the current vendors.

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 x 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' 6" x 7' (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 x 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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welcome to

Shortlands, Ipswich

- Extended three bedroom home
- Downstairs W/C
- Modern first floor bathroom
- Detached garage with power & light
- Driveway with parking for 3 vehicles

Tenure: Freehold EPC Rating: D

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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