



**Lagonda Drive, Ipswich, IP1 5QE**

**welcome to**

**Lagonda Drive, Ipswich**

**\*\*GUIDE PRICE £220,000-£230,000\*\*** This well-presented two bedroom semi-detached home benefits from a modern lounge, a conservatory, a modern first floor bathroom, two side by side parking spaces, a beautiful South-East facing rear garden and an outside cabin with air conditioning and power.



### **Entrance Hall**

8' 3" x 6' ( 2.51m x 1.83m )

Grey wood effect flooring and double glazed window to the front.

### **Kitchen**

10' 4" x 5' 9" ( 3.15m x 1.75m )

Eye and base level units in white with grey worktop surfaces, a stainless steel sink plus drainer and chrome taps, an integrated oven with gas hob and extractor hood, space for a fridge/freezer and washing machine, a wall mounted gas fired boiler, tiled splashback throughout, marble effect flooring and double glazed window to the front.

### **Lounge/Diner**

15' 5" max x 12' 2" ( 4.70m max x 3.71m )

Spacious room with double glazed window to the rear, a door leading to the conservatory, a panelled wall, one radiator, grey wood effect flooring throughout, a media wall with alcove for storage, an understairs storage cupboard and TV point.

### **Conservatory**

11' 3" x 9' 4" ( 3.43m x 2.84m )

Double glazed windows to the side and rear, tiled flooring, one radiator, a glazed door leading to the lounge and French doors leading to the garden.

### **First Floor Landing**

Carpet flooring, an airing cupboard, loft hatch and double glazed window to the side.

### **Master Bedroom**

12' 4" max x 11' 2" ( 3.76m max x 3.40m )

Dual aspect double glazed windows overlooking the front garden, carpet flooring, one radiator and a triple built in wardrobe.

### **Bedroom Two**

10' 1" x 5' 6" ( 3.07m x 1.68m )

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

### **Bathroom**

6' 2" x 6' 2" ( 1.88m x 1.88m )

Enclosed WC, vanity sink with chrome mixer tap, light up mirror, tiled effect flooring, extractor fan, one radiator, double glazed window to the rear, a shower with glass enclosure, panelled splashback, waterfall shower and shower attachment.

### **Outside:**

#### **Front Garden**

A block paved driveway, with two pergolas, providing off street parking comfortably for two vehicles, a pathway leading to the front door and a side access gate leading to the rear garden.

#### **Rear Garden**

Beautifully presented, South-East facing rear garden with a large block paved seating area, an artificial grass area, slate borders, a shed to the rear, a side access, an outside tap and light and a cabin.

#### **Cabin**

11' 5" x 7' 5" ( 3.48m x 2.26m )

A door to entry, double glazed windows to the side and rear, tiled effect flooring, power, light and an air conditioning system. This cabin would make the perfect home office or base for run a small business.



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## Lagonda Drive, Ipswich

- Modern lounge with media wall
- Modern first floor bathroom
- Conservatory
- Two side by side parking spaces
- Outside cabin with air conditioning & power

Tenure: Freehold EPC Rating: D

guide price

**£220,000 - £230,000**



Please note the marker reflects the postcode not the actual property

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