



Elvedon Close, IPSWICH, IP3 9WE

welcome to

Elvedon Close, IPSWICH

This well-presented town house benefits from three double bedrooms, master bedroom on entire 2nd floor, a kitchen/breakfast room, a ground floor cloakroom, a 1st floor bathroom and off street parking.



Entrance Porch

5' 4" x 3' 7" (1.63m x 1.09m)

Carpet flooring, a composite front door and a door leading to the lounge.

Lounge

15' 1" x 12' (4.60m x 3.66m)

Double glazed window to the front, carpet flooring, two radiators, TV point and an understairs storage cupboard.

Inner Hall

A staircase, a door leading to the cloakroom and doors leading to the kitchen and lounge.

Cloakroom

4' 5" x 3' 6" (1.35m x 1.07m)

Low level WC, pedestal wash hand basin, extractor fan, grey wood effect flooring and one radiator.

Kitchen/Breakfast Room

11' 8" x 7' 9" (3.56m x 2.36m)

French doors leading to the garden, wood effect flooring throughout, one radiator, eye and base level units in white with white worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, spot lights, a boxed in boiler, an integrated oven with gas hob and extractor hood, space for a fridge/freezer, washing machine and a table and chairs.

First Floor Landing

Carpet flooring and one radiator.

Bedroom Three

11' 9" x 7' 8" (3.58m x 2.34m)

Double glazed window to the rear, carpet flooring and one radiator

Bedroom Two

12' 2" max x 11' 8" (3.71m max x 3.56m)

Dual aspect double glazed windows to the front, a Juliet balcony to the front, one radiator, carpet flooring and a wall papered wall.

Bathroom

7' 5" x 5' 6" (2.26m x 1.68m)

Low level WC, pedestal wash hand basin, a bath with overhead shower, waterfall showerhead and glass screen, part tiled walls, extractor fan, grey wood effect flooring, one radiator and double glazed window to the side, with country park views.

Second Floor Landing

Carpet flooring, a storage cupboard and a door leading to the master bedroom.

Master Bedroom

21' 8" max x 8' 6" (6.60m max x 2.59m)

Velux window to the rear, double glazed window to the front, loft hatch, a deep, built in wardrobe, with a step down to the side and two fitted clothes rails, carpet flooring, TV point and two radiators.

Outside:

Front Garden

Two parking spaces, a large lawned area, which could be converted into further parking, a shed, a side access gate leading to the rear garden and a pathway leading to the front door.

Rear Garden

Relatively un-overlooked rear garden with a large patio seating area, a lawned area, fully enclosed border, a side access gate, a side garden and an outside tap.



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Elvedon Close, IPSWICH

- Three double bedrooms
- Master bedroom on entire 2nd floor
- Kitchen/breakfast room
- Ground floor cloakroom & 1st floor bathroom
- Off street parking

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£285,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120191 - 0004

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