



Lupin Road, Ipswich, IP2 0XB

welcome to

Lupin Road, Ipswich

This well-presented, end-terraced home benefits from three good-sized bedrooms, a contemporary kitchen/diner, a ground floor cloakroom, a 1st floor bathroom, a beautiful, West facing rear garden, a driveway and an additional allocated parking space.



Entrance Hall

5' 6" x 3' (1.68m x 0.91m)

Carpet flooring and one radiator.

Cloakroom

7' 1" x 2' 7" (2.16m x 0.79m)

Double glazed window to the front, low level WC, pedestal wash hand basin, one radiator, loft hatch and wood effect flooring.

Lounge

15' 8" max x 14' 8" (4.78m max x 4.47m)

Beautiful, spacious lounge with double glazed window to the front, carpet flooring, one radiator and TV point.

Kitchen/Diner

14' 7" x 10' 7" max (4.45m x 3.23m max)

Stunning, open plan, kitchen/diner, which has been recently replaced by the current vendors, with eye and base level units in shaker style grey, a grey sink plus drainer and chrome mixer tap, an integrated dishwasher, microwave, gas hob and extractor hood, space for a washing machine and tumble dryer, spot lights, a sliding door to the garden, one radiator, tiled flooring and double glazed window to the side. This room is light, airy and perfect for entertaining.

First Floor Landing

Two storage cupboards and carpet flooring.

Master Bedroom

11' 8" x 8' 6" (3.56m x 2.59m)

Double glazed window to the rear, carpet flooring, one radiator, a boiler and a double built in wardrobe.

Bedroom Two

11' 5" x 8' 1" (3.48m x 2.46m)

Double glazed window to the front, carpet flooring and one radiator.

Bedroom Three

8' 1" x 6' 3" (2.46m x 1.91m)

Double glazed window to the front, carpet flooring and one radiator.

Bathroom

6' x 5' 5" (1.83m x 1.65m)

Low level WC, pedestal wash hand basin, a bath with overhead shower, chrome heated towel rail, tiled flooring and double glazed window to the rear.

Outside:

Front Garden

A driveway to the front, an additional allocated parking space to the rear. a lawned area, a side access gate leading to the rear garden and a path leading to the front door.

Rear Garden

Beautiful, West facing, partially enclosed rear garden, with a side gate, a patio area, a lawned area, a shed and an outside tap. This garden is perfect for enjoying the late evening sunshine.



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welcome to

Lupin Road, Ipswich

- Three good-sized bedrooms
- Contemporary kitchen/diner with garden access & fitted appliances
- Ground floor cloakroom & 1st floor bathroom
- West facing rear garden
- Driveway & additional allocated parking space

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

offers over

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

IPS120336 - 0002

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