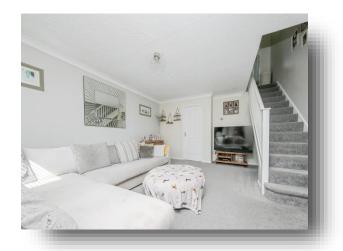


Lupin Road, Ipswich, IP2 0XB

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.





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







Orwell Housing Association

Horley Spiritualist Church

Map data ©2025

Please note the marker reflects the postcode not the actual property

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Property Ref: IPS120336 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the end and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





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