



**Shetland Way, Lower Somersham, Ipswich, IP8 4FF**

**welcome to**

**Shetland Way, Lower Somersham, Ipswich**

This well-presented, three-bedroom, mid-terrace home is situated in the semi-rural village of Lower Somersham and benefits from an open plan lounge/kitchen, a ground floor cloakroom, a 1st floor bathroom, a garage and off street parking.



### Entrance Hall

4' x 10' ( 1.22m x 3.05m )

Grey wood effect flooring and a door to the cloakroom.

### Cloakroom

3' x 6' 1" ( 0.91m x 1.85m )

Low level WC, one radiator, wash hand basin and tiled effect flooring.

### Lounge

14' 3" x 16' ( 4.34m x 4.88m )

Carpet flooring, double glazed window to the rear, a glazed door to the garden, a large understairs storage cupboard, a feature fireplace, one radiator and open to the kitchen.

### Kitchen

8' 3" x 9' 3" ( 2.51m x 2.82m )

Eye and base level units in white with black marble effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, space for a washing machine, tumble dryer and fridge/freezer, an integrated oven with gas hob and extractor hood, double glazed window to the rear and white tiled flooring.

### First Floor Landing

Carpet flooring, one radiator, a storage cupboard and doors to all bedrooms and bathroom.

### Master Bedroom

11' 1" x 8' 9" ( 3.38m x 2.67m )

Carpet flooring, one radiator, double glazed window to the front and a double built in wardrobe.

### Bedroom Two

9' 7" x 9' ( 2.92m x 2.74m )

Carpet flooring, a storage cupboard with rail, one radiator and double glazed window to the front.

### Bedroom Three

8' 2" x 6' 8" ( 2.49m x 2.03m )

Carpet flooring, one radiator and double glazed window to the rear.

### Bathroom

6' 1" x 6' 2" ( 1.85m x 1.88m )

Tiled effect flooring, partially tiled walls, low level WC, vanity sink with chrome mixer tap, one radiator, a panelled bath with overhead shower and glass screen, chrome heated towel rail and double glazed window.

### Outside:

#### Front Garden

A bark area, meter cupboard and a pathway leading to the front door.

#### Rear Garden

A small gate with fencing, leading to a lawned area, a patio seating area to the rear, a pathway leading to the rear of the garden, a rear gate leading to the garage and a fenced border.

### Garage

17' x 11' ( 5.18m x 3.35m )

Situated to the left of the property, with an up and over door and parking in front. There is a pathway with a gate, leading to the rear garden.



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## **Shetland Way, Lower Somersham, Ipswich**

- Three bedrooms
- Open plan lounge/kitchen
- Ground floor cloakroom
- 1st floor bathroom
- Garage & off street parking

Tenure: Freehold EPC Rating: B  
Council Tax Band: F

offers in excess of

**£260,000**



Please note the marker reflects the  
postcode not the actual property

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