



Elvedon Close, Ipswich, IP3 9WE

welcome to

Elvedon Close, Ipswich

This attractive, semi-detached Town House boasts three large double bedrooms, a kitchen breakfast room, a master suite to the entire top floor, a ground floor cloakroom, a first floor bathroom, a beautifully presented rear garden, two off street parking spaces and excellent countryside walks nearby.



Entrance Porch

5' 1" x 3' 7" (1.55m x 1.09m)

Composite front door, Victorian style tiled flooring, one radiator and spot lights.

Lounge

15' 1" x 11' 9" (4.60m x 3.58m)

Double glazed window to the front, carpet flooring, one radiator, TV point, understairs storage cupboard, feature wall papered wall and an electric vapour fire with stone effect surround.

Inner Hall

4' x 4' 3" (1.22m x 1.30m)

Wood effect flooring and a door leading to the cloakroom.

Cloakroom

4' 5" x 3' 4" (1.35m x 1.02m)

Low level WC, pedestal wash hand basin with chrome mixer tap, wood effect flooring, wall papered wall, part tiled walls and an extractor fan.

Kitchen Breakfast Room

12' x 8' 1" (3.66m x 2.46m)

Stylish room with French doors leading to the garden, a double glazed window the rear, wood effect flooring, a boxed in boiler, one radiator, a feature wall papered wall, a range of eye and base level units in white with wood effect worktop surfaces, a one and a half bowl sink plus drainer and chrome mixer tap, integrated oven with gas hob and extractor hood, tiled splashback in Metro cream and space for a fridge/freezer and washing machine.

First Floor Landing

One radiator and a wall papered wall.

Bathroom

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

Low level WC, pedestal wash hand basin, bath with overhead shower and glass screen, grey stone effect flooring, wall papered wall, extractor fan, one radiator, part tiled walls and double glazed window to the side.

Bedroom Two

12' x 11' 9" (3.66m x 3.58m)

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

Bedroom Three

11' 9" x 7' 9" (3.58m x 2.36m)

Double glazed window to the rear with field views, carpet flooring, one radiator and a wall papered wall.

Second Floor Landing

Carpet flooring and a storage cupboard.

Outside:

Front Garden

Block paved driveway with parking for two vehicles.

Rear Garden

Beautifully presented, fully enclosed corner plot rear garden with views across Orwell Country Park, a lawned area, a patio seating area with sleeper borders, outside tap, light and a shed.



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Elvedon Close, Ipswich

- Three large double bedrooms
- Ground floor cloakroom & first floor bathroom
- Master suite to the entire top floor
- Beautifully presented rear garden with views across Orwell Country Park
- Two off street parking spaces

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

£270,000 - £280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120697 - 0003

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