



**Fuchsia Lane, Ipswich, IP4 5AA**

**welcome to**

## **Fuchsia Lane, Ipswich**

This well-presented, extended, semi-detached home with two double bedrooms, a large lounge/diner, a modern kitchen, a ground floor shower room/utility, a 1st floor bathroom and two parking spaces to the rear. COMPLETE ONWARD CHAIN!

### **Entrance Hall**

Wood effect flooring and one electric radiator.

### **Lounge/Diner**

Double glazed window to the rear, two sets of French doors to the garden, Three Velux windows, grey wood effect flooring, spot lights, two electric radiators, a storage cupboard and TV point. This room has been extended to incorporate a large dining area.

### **Ground Floor Shower/Utility**

Double glazed window to the front, stone effect flooring, enclosed WC with vanity sink and chrome mixer tap, a shower with waterfall showerhead and further shower attachment, a panelled, marble effect splashback, a utility cupboard with space for a stacked washing machine and tumble dryer, loft hatch, spot lights and one electric radiator.

### **Kitchen**

Eye and base, handle less units in high gloss light grey with white marble effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with induction hob and extractor hood, space for a fridge/freezer and dishwasher, a wine rack, a broom cupboard, grey wood effect flooring and double glazed window to the front.

### **First Floor Landing**

Double glazed window to the side, loft hatch and carpet flooring.

### **Master Bedroom**

Double glazed window to the front, carpet flooring, one electric radiator, an airing cupboard and a built in wardrobe.

### **Bedroom Two**

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

### **Bathroom**

Enclosed WC with matching vanity sink and chrome waterfall mixer tap, a bath with chrome waterfall mixer tap, panelled, marble effect walls, chrome heated towel rail, tiled flooring, shaver point and double glazed window to the rear.

### **Outside:**

#### **Parking**

Two allocated parking spaces to the rear.

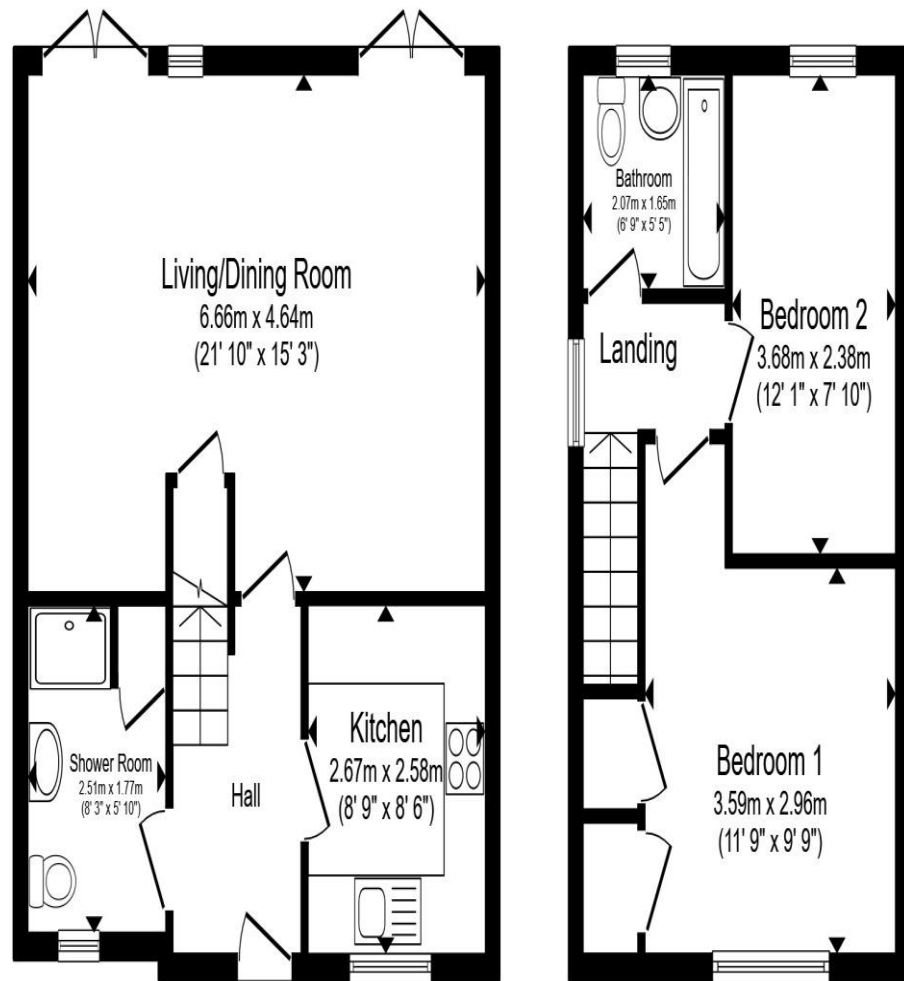
#### **Front Garden**

A pathway leading to the front door.

#### **Rear Garden**

Fully enclosed rear garden with a patio area, a grassed area, a rear gate, raised flower beds, a shed, outside power points, an outside tap and light.





**Ground Floor**

**First Floor**

Total floor area 75.2 m<sup>2</sup> (810 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Fuchsia Lane,**  
**Ipswich**

- Complete onward chain
- Extended semi-detached home
- Two double bedrooms
- Ground floor shower room/utility & 1st floor bathroom
- Large lounge/diner

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

**£250,000**



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**william h brown**



**01473 226101**



[ipswich@williamhbrown.co.uk](mailto:ipswich@williamhbrown.co.uk)



16-18 Wolsey House, Princes Street, IPSWICH,  
Suffolk, IP1 1QT



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**