

# BUCKS

PROPERTY AGENTS



14 Castle Meadow, Offton, Ipswich, IP8 4RQ

Asking Price £285,000

- Semi Detached House
- Two Reception Rooms
- Oil Radiator Central Heating
- Single Garage en-bloc
- Village Location
- Three Bedrooms
- Sealed Unit Double Glazing
- One Off Road Parking Space
- Quiet Cul Du Sac Position



# 14 Castle Meadow, Ipswich IP8 4RQ

Nestled in the charming Castle Meadow of Offton, Ipswich, this delightful semi-detached house is a true gem waiting to be discovered. Boasting two inviting reception rooms, three cosy bedrooms, and a well-appointed bathroom, this property offers a perfect blend of comfort and style.

The property's prime location down a quiet cul-de-sac ensures a peaceful and serene living experience, away from the hustle and bustle of the town. With ample space for parking up to two vehicles, you will never struggle for a place to park. Offton is a quaint village that lies approximately 8 miles west of Ipswich and is between Hadleigh and Needham Market all offering a range of local and amenities for everyone.

Don't miss out on the opportunity to make this charming property in Castle Meadow your own. Book a viewing today and step into the world of comfortable and stylish living.



Council Tax Band: B



### Hallway:

With stairs to first floor, understairs cupboard, laminate style flooring and radiator.

### Bathroom:

With window to front, bath with shower over, low level WC, pedestal basin, tiled splashbacks, tiled floor and heated towel rail.

### Kitchen:

12'5 x 9'

With window to rear, range of high and low level units, breakfast bar and stainless steel sink and drainer. Electric oven and hob with extractor hood and fan, space for fridge freezer, plumbing for washing machine and boiler housed on the wall. There is an opening and steps into:-

### Conservatory:

22'10 x 7'7

With tiled floor, radiator, windows around, side door and French doors opening onto the garden making this a light and airy space to relax.

### Sitting Room:

16'7 x 10'10

With window to front, patio doors to rear, laminate style flooring, TV point and radiator.

### Landing:

With loft access.

### Bedroom One:

16'1 x 8'11

With window to the front and rear, built in cupboard and laminate style flooring.

### Bedroom Two:

14'4 x 8'7

With window to rear and radiator.

### Bedroom Three:

11'1 x 7'1

With window to front and radiator.

### Outside:

The front of the property is tiered with steps leading to the front door and shrubs. A side gate leads to the rear garden that comprises of lawn, shed and for privacy and seclusion the garden is surrounded by fencing. There is a single garage on-bloc with up and over door and one off road parking space.



## Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Turn right onto Hollingsworth Rd At the roundabout, take the 1st exit onto Ipswich Rd At the roundabout, take the 2nd exit onto Needham Rd At the roundabout, take the 1st exit onto Poplar Hill Turn left onto Tannery Rd Continue onto Deadman's Ln Turn right onto Straight Rd Turn left onto Stowmarket Rd Turn left to stay on Stowmarket Rd Turn right onto Lower Farm Rd Turn left onto Offton Rd Slight left onto Holly Rd Sharp right onto Bildeston Rd Slight left onto Castle Rd Turn right onto Castle Ln Turn right onto Castle Mdw Destination will be on the right

## Viewings

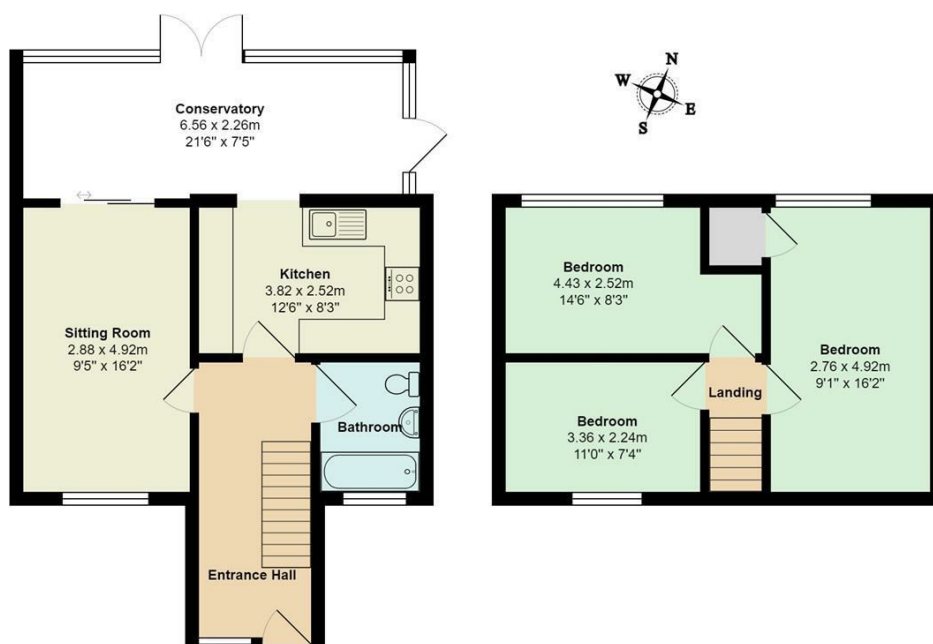
Viewings by arrangement only.

Call 01449614700 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 59      | 76                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



Total Area: 91.2 m<sup>2</sup> ... 981 ft<sup>2</sup>

All measurements are approximate and for display purposes only