

KEYSTONE



Landseer Road, Ipswich, IP3 9LT
Offers In Excess Of £325,000

Extended Semi-Detached House
Lounge/Diner
Conservatory
En-Suite
Double Driveway & Garage

Four Bedrooms
Kitchen
Utility Room/Cloakroom
Family Bathroom
Garden Room

Landseer Road, Ipswich IP3 9LT

KEYSTONE are pleased to offer for sale this EXTENDED FOUR BEDROOM SEMI-DETACHED house with double driveway and detached garage. The property benefits from lounge/diner, kitchen, conservatory, utility/cloakroom, four bedrooms, family bathroom, en-suite, garden room, detached garage, driveway and garden. *****CALL NOW TO ARRANGE YOUR VIEWING*****

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Entrance

Leading to hallway with stairs to first floor, radiator, built in under stairs cupboard.

Lounge/Diner

24'3 x 11'1

Bay window to front, laminate flooring, two radiators, wood burning stoves and double doors leading to kitchen.

Kitchen

13' 3 x 10

Fitted with a range of base units and drawers and matching wall mounted cabinets, one and a half sink and drainer unit, integrated fridge freezer, integrated dishwasher, double oven, 5 ring hob with extractor over, plinth lights and heater, window to rear and door to rear.

Conservatory

11'3 x 6'8

Windows to side and rear, radiator and French doors to rear.

Utility Room/Cloakroom

Fitted with w/c, base units with sink and cupboards, space for washing machine, tumble dryer and window to side.

First Floor

Landing with window to side and loft access.

Bedroom One

13'4 x 9'9

Window to rear and radiator.

En-Suite

Fitted with shower cubicle, w/c, vanity inset sink, heated towel rail and half tiled.

Bedroom Two

12'9 x 11'3

Bay window to front and radiator.

Bedroom Three

7'2 x 6'5

Window to side and radiator.

Bedroom Four

7'8 x 5'5

Window to front and radiator.

Bathroom

Fitted with a suite comprising of panel bath

with shower over, w/c, vanity inset sink, heated towel rail and half tiled.

Outside

To the front of the property there is a block paved driveway that provides off road parking for the property. There is also a shared driveway to the side that leads to a detached garage and side gate. The rear garden is predominately laid to lawn. There is also a GARDEN ROOM 18.7 X 12.8 with power and light connected which is currently used as an office and a games room.



Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

