

# KEYSTONE



**Larchwood Close, Ipswich, IP2 0DA**  
**Offers In Excess Of £425,000**

Detached Bungalow  
Three Double Bedrooms  
Lounge  
Bathroom  
Cul-De-Sac Location

Constructed 5 Years Ago  
En-Suite  
Kitchen/Diner  
Driveway  
Immaculate Condition

# Larchwood Close, Ipswich IP2 0DA

Nestled in Larchwood Close, this modern detached bungalow offers a perfect blend of comfort and contemporary living. Constructed just five years ago, the property is in immaculate condition throughout, making it an ideal choice for those seeking a move-in ready home.

The bungalow boasts three well-proportioned bedrooms, one with en-suite and provides ample living space. The layout is thoughtfully designed, featuring a welcoming reception room that serves as the heart of the home, perfect for relaxation or entertaining. The modern kitchen/diner is also a stand out feature of the property. Additionally, the property includes two modern bathrooms, ensuring convenience for all residents. There is also a large driveway that provides ample parking for the bungalow.

The surrounding area offers a sense of community while still being conveniently located near local amenities. This property is perfect for retirees.

With its attractive features and prime location, this bungalow is a rare find in Ipswich. Do not miss the opportunity to make this delightful home your own.



## **Entrance Door**

Leading to hallway with radiator, built in cupboard and loft access.

## **Lounge**

15 x 11'8

French doors to rear, radiator and window to side.

## **Kitchen/Diner**

16'7 x 11'11

Fitted with a range of base units and drawers and matching wall mounted cabinets, one and a half sink and drainer unit with tiled splash backs, range cooker, integrated dishwasher, integrated washing machine, American fridge freezer, radiator, window to rear and French doors to rear.

## **Bedroom One**

14'2 x 12

Window to front and radiator.

## **En-Suite**

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

## **Bedroom Two**

11'9 x 10'3

Window to front and radiator.

## **Bedroom Three**

11 x 9'4

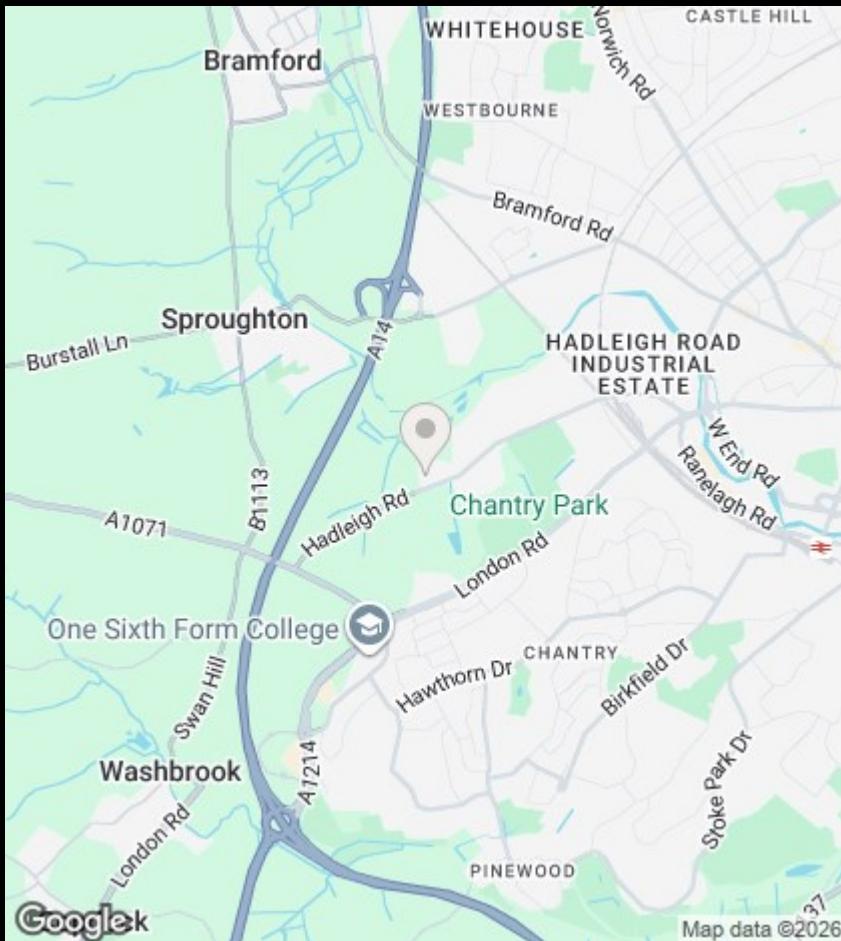
Window to rear and radiator.

## **Bathroom**

Fitted with suite comprising of panel bath, w/c, vanity inset sink, tiled splash backs, shower cubicle, heated towel rail and window to front.

## **Outside**

To the front of the property there is an attractive open plan garden with picket fence. There is block paved driveway to the side of the property that provides parking for the property. There is a gate that leads to the rear garden that is predominately laid to lawn with patio and flower boarders.



## Viewings

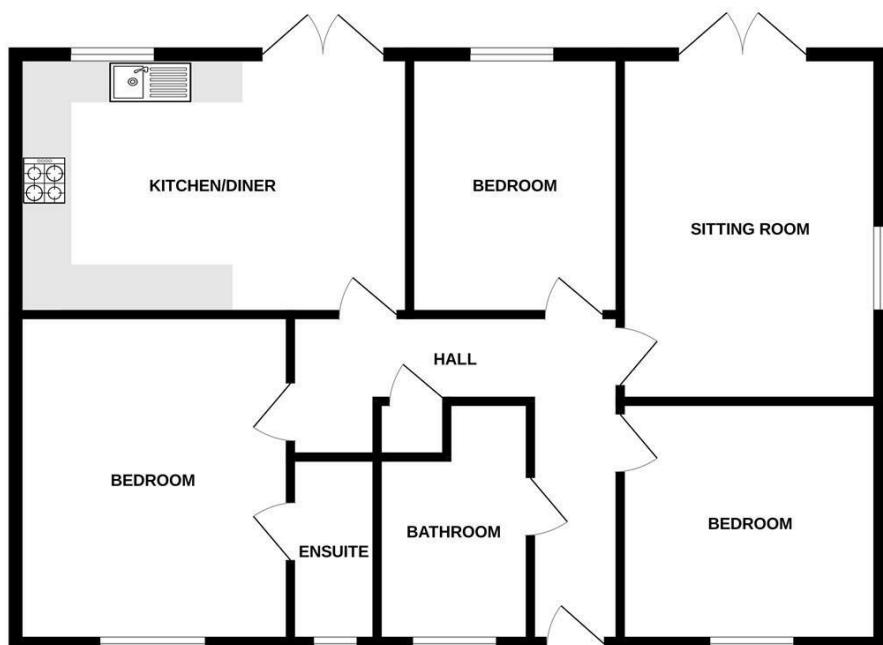
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. We cannot guarantee that there will be no errors or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.  
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