

Drake Square South, Ipswich, IP3 9DZ

william h brown

welcome to

Drake Square South, Ipswich

This beautifully presented, three bedroom, semi-detached home occupies a generous corner plot and is finished to an excellent standard throughout. Benefiting from a spacious open plan kitchen/diner, ground floor cloakroom, modern bathroom and ample off street parking. NO ONWARD CHAIN!!

Entrance Hall
An impressive entrance hall with premium engineered oak flooring, an exposed brick feature wall, double glazed window to the side, radiator and an understairs storage cupboard.

Cloakroom
Low level WC, vanity wash hand basin, premium engineered oak flooring, radiator and frosted double glazed window to the side.

Lounge
Currently utilised as a fourth bedroom, this versatile reception room could equally serve as a cosy lounge or snug and benefits from double glazed window to the front, premium engineered oak flooring, radiator and two fitted storage cupboards, positioned either side of the chimney breast.

Kitchen/Diner
A stunning open plan living space, designed with entertaining in mind and flooded with natural light via windows and doors overlooking the garden. Features include premium engineered oak flooring throughout, a contemporary radiator, double glazed window to the side, patio doors opening onto the rear garden, an additional rear access door, a bespoke media wall with fitted cabinets and shelving, a contemporary electric fireplace and built-in storage. The kitchen is fitted with eye and base level units in sage green with solid wood worktop surfaces, a black one and a half bowl sink plus drainer and black mixer tap, integrated appliances including dishwasher, dual ovens, a microwave oven, an induction hob, washing machine and tumble dryer, bespoke oak shelving and excellent storage throughout.

First Floor Landing
Premium engineered oak flooring, carpet flooring, an airing cupboard, double glazed window to the front and loft hatch with loft ladder, leading to the large, fully boarded loft.

Master Bedroom
A spacious double bedroom benefiting from double glazed window to the rear, premium engineered oak flooring, radiator and open fitted wardrobes with additional shelving.

Bedroom Two
Double glazed window to the rear, premium engineered oak flooring and radiator.

Bedroom Three
A well-proportioned third bedroom with double glazed window to the front, premium engineered oak flooring and radiator. This room is large enough to accommodate a three-quarter bed and additional furniture.

Bathroom
A beautifully presented, four piece bathroom with low level WC, vanity wash hand basin, a panelled bath with chrome mixer tap and shower attachment, a corner shower enclosure, fully tiled walls, tile effect flooring, chrome heated towel rail, spotlights, extractor fan, an illuminated mirror and two frosted double glazed windows to the side.









Outside:

Front Garden & Parking
The property occupies an attractive corner plot and benefits from a stoned driveway, providing off street parking for two large vehicles, a lawned frontage, mature hedging, a pathway leading to the front entrance and a side access gate to the rear garden. There is also potential to create further parking, subject to any necessary consents.

Rear Garden
A particular feature of the property is the beautifully landscaped rear garden, featuring a large wraparound Indian sandstone patio, an additional Indian sandstone seating area to the rear, a lawned area, mature trees, hedging and shrub borders, an ornamental pond, a shed, an additional side storage area, outside tap, exterior lighting, external power points, fully enclosed boundaries and a side access gate. The garden enjoys excellent privacy and provides multiple seating areas to enjoy the afternoon and evening sun.

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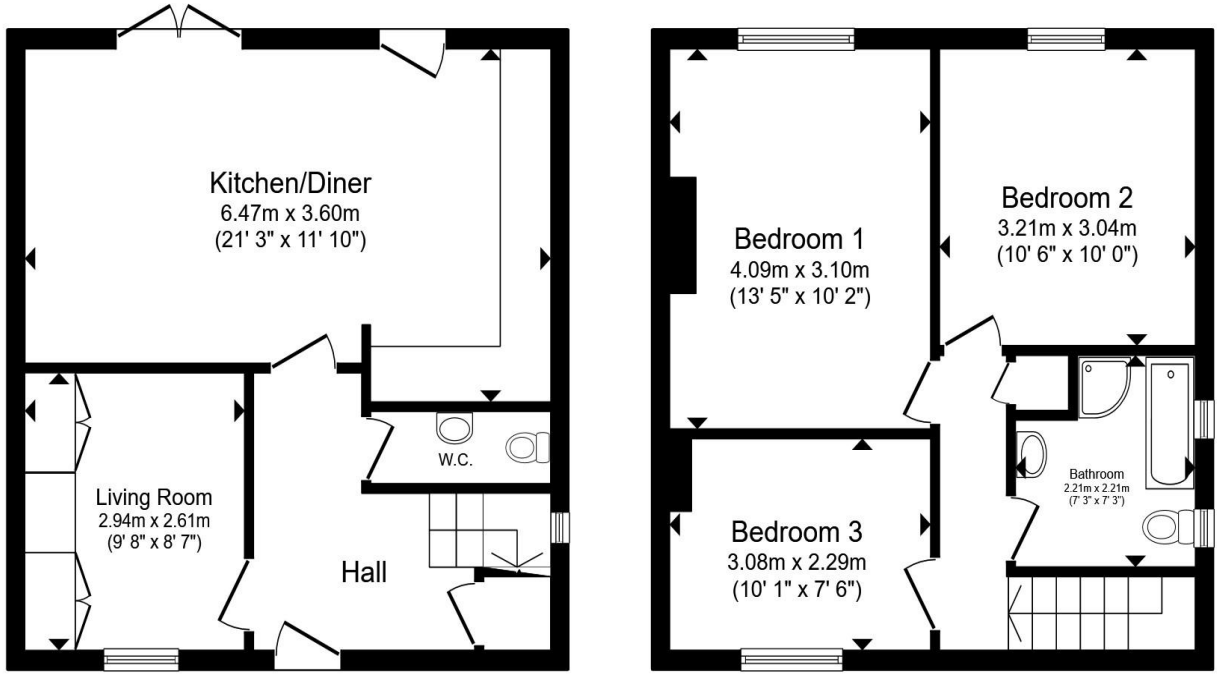
- No onward chain
- Three good-sized bedrooms
- Ground floor cloakroom
- Spacious open plan kitchen/diner
- Ample off street parking

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

offers over

£260,000



Total floor area 81.1 m² (873 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

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The Property Ombudsman

Property Ref:
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