



**Springfield Lane, Ipswich, IP1 4EW**

**welcome to**

## **Springfield Lane, Ipswich**

This well-presented, link-detached home benefits from three bedrooms, a ground floor shower room, a 1st floor bathroom, a kitchen/diner, a conservatory, a landscaped rear garden and off street parking. NO ONWARD CHAIN!

### **Entrance Porch**

Tiled effect flooring, one radiator and a door leading to the side access.

### **Entrance Hall**

Marble tiled effect flooring, one radiator, double glazed window to the side and understairs storage space.

### **Ground Floor Shower Room**

Granite tiled effect flooring, tiled walls, chrome heated towel rail, enclosed WC, vanity sink with chrome mixer tap, a shower with glass enclosure and spotlights.

### **Lounge**

Double glazed windows to the front and side, carpet flooring, one radiator, spotlights and sliding doors leading to the kitchen/diner.

### **Kitchen/Diner**

Marble effect tiled flooring, eye and base level units in wood effect with marble effect worktop surfaces, tiled splashback, spotlights, one radiator, double glazed windows to the side and rear, sliding doors to the conservatory, further sliding doors to the lounge, an integrated oven with gas hob and extractor hood, under counter lights, an integrated fridge/freezer and dishwasher, space for a washing machine (washing machine to stay) and a stainless steel one and a half bowl sink plus drainer and chrome mixer tap.

### **Conservatory**

Marble effect tiled flooring, TV point, a vertical wall hung radiator, French doors to the rear and double glazed windows to the side and rear.

### **First Floor Landing**

Carpet flooring and double glazed windows to the side.

### **Master Bedroom**

Carpet flooring, one radiator and double glazed window to the rear.

### **Bedroom Two**

Carpet flooring, one radiator and double glazed window to the rear.

### **Bedroom Three**

Carpet flooring, one radiator and double glazed window to the front.

### **Bathroom**

Marble effect tiled flooring and walls, two double glazed windows to the front, spotlights, loft hatch, vanity sink and chrome mixer tap, low level WC, a storage cupboard housing the boiler, a bath with shower attachment, chrome heated towel rail and a corner shower with glass enclosure.

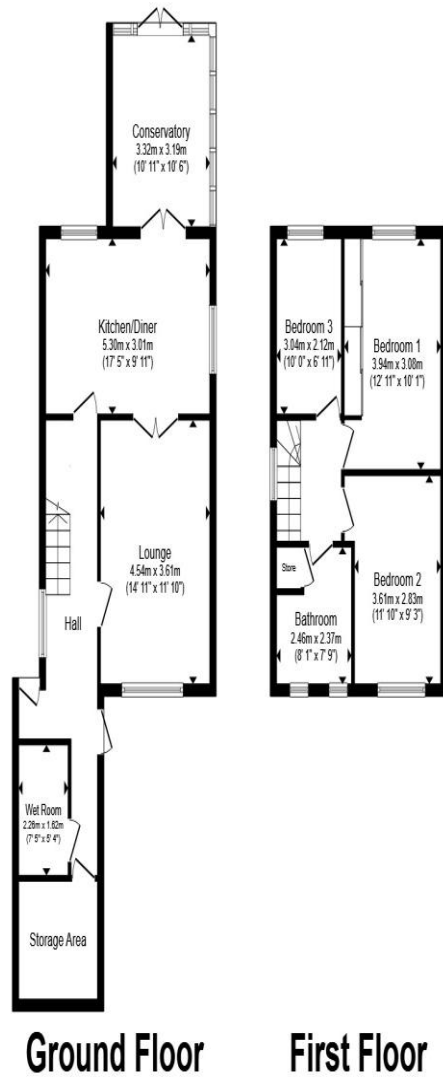
### **Outside:**

#### **Front Garden**

A concrete driveway, providing ample off street parking, access to the garage, with a further parking space in front, a fenced border, flower beds and a side access gate.

#### **Rear Garden**

Fully landscaped rear garden with a fully enclosed border, a side access, flower beds, a paved surround,



Total floor area 108.3 m<sup>2</sup> (1,166 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**  
**Springfield Lane,**  
**Ipswich**

- No onward chain
- Three bedrooms
- Ground floor shower room & 1st floor bathroom
- Kitchen/diner & conservatory
- Off street parking

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

guide price

**£285,000 - £295,000**



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