



GRACE

ESTATE AGENTS

Lower Harlings, Ipswich,
£230,000



GRACE ESTATE AGENTS are delighted to present this three-bedroom semi-detached house that is located in the desirable Shotley Gate area in Suffolk.

The property benefits from newly fitted solar panels and modern electric storage heaters, providing improved energy efficiency and reduced running costs. Inside, the home features a spacious lounge/diner, perfect for both relaxing and entertaining, with plenty of natural light creating a warm and inviting atmosphere.

Upstairs, you'll find three well-proportioned bedrooms along with a contemporary first-floor wet room, designed for both style and accessibility.

Externally, the property continues to impress with off-road parking, a single garage with power—ideal for storage or workshop use and a beautifully landscaped rear garden, offering a private outdoor space to enjoy throughout the year.

Porch

Double glazed Upvc doors to front aspect and access to the entrance hall.

Entrance Hall

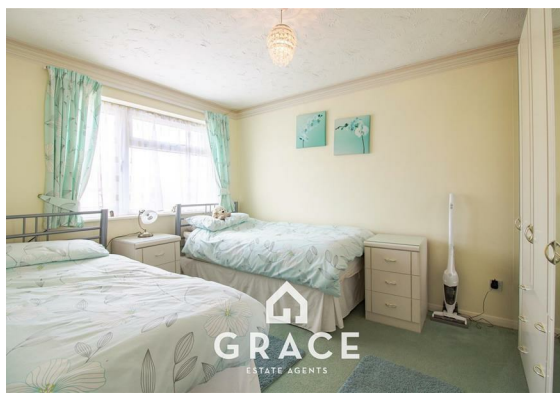
Electric storage heater, access to the Lounge Diner and stairs to the first floor.

Kitchen

Matching eye level and base units with work tops over, tiled splash back, space for washing machine, dishwasher, fridge freezer and single oven with an extractor over, double glazed window to rear aspect, single bowl sink with side drainer and mixer tap.

Conservatory

Access to the rear garden, electric storage heater and double glazed windows.





Lounge/Diner

Two electric storage heaters, marble effect fireplace with electric fire and double glazed window to front aspect.

Wet Room

Water proof flooring, hand wash basin, low level WC, electric shower with shower on riser rail, tiled splash back and double glazed window to rear aspect.

Master Bedroom

Double glazed window to rear aspect.

Bedroom Two

Double glazed window to front aspect.

Bedroom Three

Double glazed window to front aspect.

First Floor Landing

Electric storage heater and access to two storage cupboards.

Rear Garden

Patio from the rear of the house, covering the whole rear garden, fenced boundaries and access to the garage.

Front Garden

Off road parking for multiple vehicles.

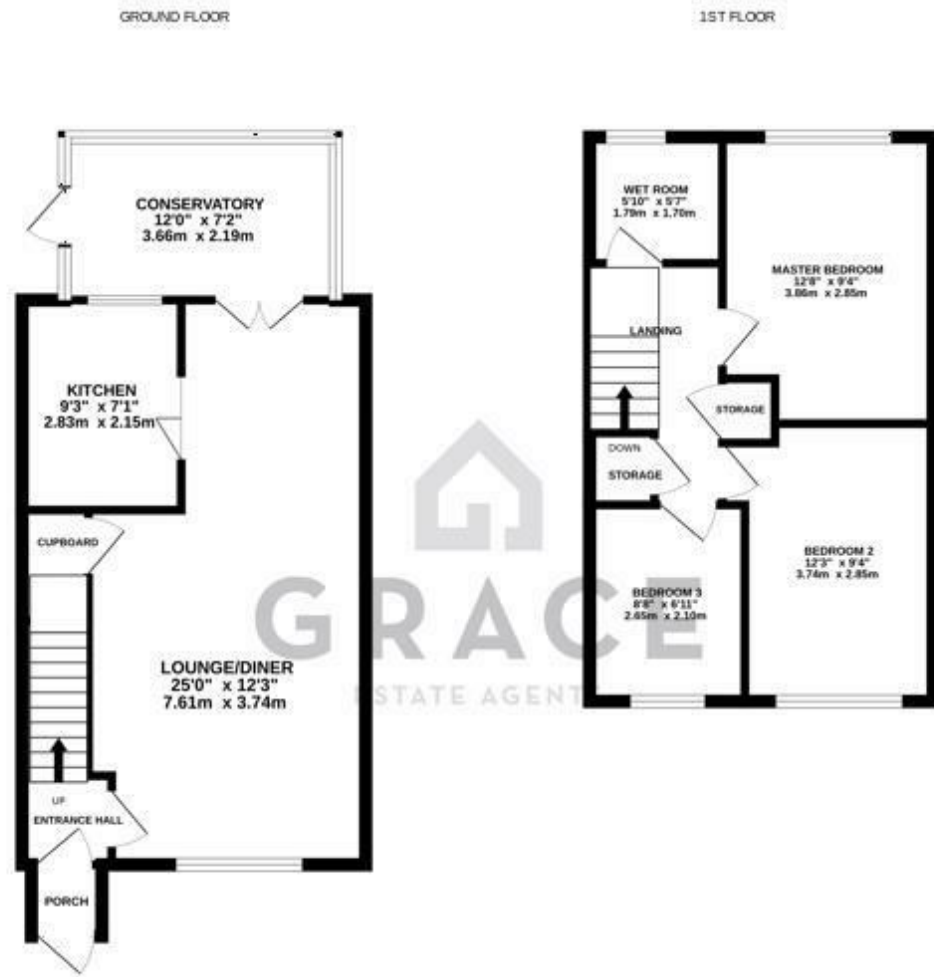
Garage

Single garage with power and up and up and over door to the front aspect.

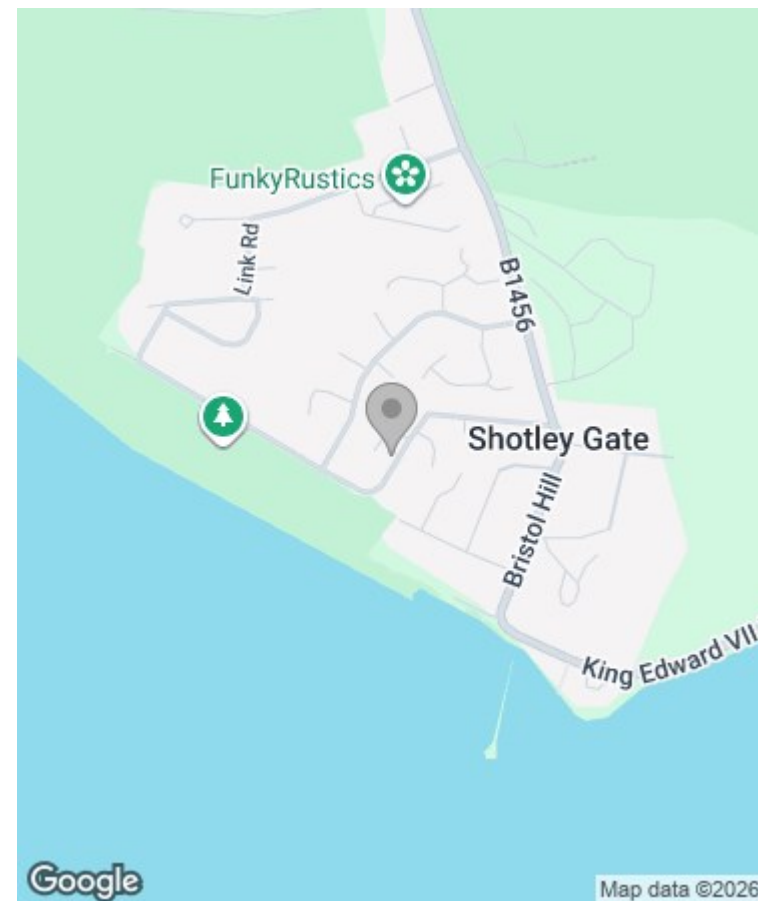
EPC

Please ask the marketing agent for EPC details.





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not been tested and no guarantee is made as to their operability or efficiency over the years.
Marked with Metreplan 12/20



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.