





Property Description

Beautifully modernised by the current owners over the past few years, this stylish three-bedroom semi-detached home on the popular Sheldrake Drive offers contemporary accommodation throughout, ample parking, a garage with conversion potential, and a landscaped rear garden. The accommodation comprises with an entrance porch, cloakroom, modern kitchen/diner with integrated appliances and French doors to the garden and a useful utility/storage room. Upstairs are three well-proportioned bedrooms and a family bathroom. The loft is insulated, part-boarded and fitted with a ladder, providing excellent additional storage. Outside, the property benefits from a generous block-paved driveway providing ample off-road parking, a garage with power and lighting (with permission granted for conversion), and an enclosed rear garden featuring a patio seating area, lawn and side access. Further improvements include replacement double glazed windows and a new boiler, both installed in 2021.

Ideally positioned for families and commuters alike, the property enjoys convenient access to a range of local amenities, well-regarded schools, supermarkets and recreational facilities. Ipswich town centre is within easy reach, offering an extensive selection of shopping, dining and leisure options, while Ipswich Mainline Railway Station provides direct services to London Liverpool Street, making this an excellent choice for those commuting to the capital.

Entrance Porch

Carpeted flooring, with double glazed windows to the front and side aspects.

Cloakroom

Sliding door, wash hand basin with storage beneath, low level w/c and space for a washing machine and tumble dryer.

Kitchen/Diner

Updated by the current vendors in 2021, featuring a range of matching grey shaker-style wall and base units. Integrated fridge/freezer, double oven, induction hob with extractor fan above, stainless steel one and a half bowl sink with drainer and pot wash tap, and integrated dishwasher. Radiator, double glazed window to the rear aspect and French doors opening onto the garden.

Utility Room

Useful additional storage space with room for a fridge and recessed spotlights.

Landing

Carpeted flooring, airing cupboard, and loft hatch. The vendors have advised that the loft is insulated, part-boarded, and fitted with a ladder and doors provide access to:

Bedroom One

Built-in wardrobes with sliding doors, radiator, pendant light fitting and double glazed window to the front aspect.

Bedroom Two

Carpeted flooring, radiator and pendant light fitting.

Bedroom Three

Carpeted flooring, radiator and pendant light fitting.

Bathroom

Fitted with a panelled bath with electric shower over, vanity unit incorporating wash hand basin with storage beneath, low level w/c, heated towel rail, double glazed window to the rear aspect, tiled-effect flooring and tiled walls.

Outside

To the front of the property there is ample off-road parking provided by a neatly presented block-paved driveway, giving access to the garage.

Garage

Fitted with power and lighting, along with an up-and-over door. The vendors have advised that permission has been granted for conversion.

Rear Garden

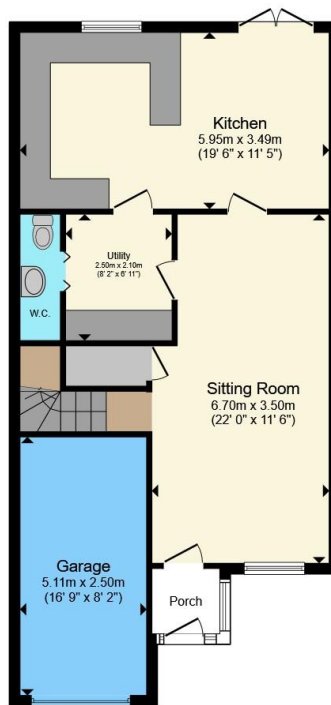
Enclosed rear garden with side access, patio seating area, steps leading up to a lawned garden, outside electric point and fencing to the boundaries.

Agents Note

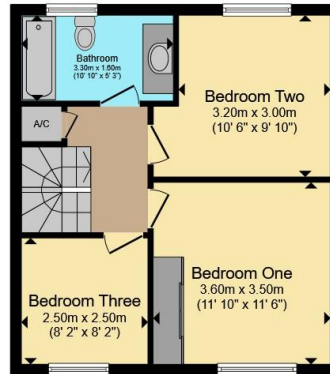
The vendors have advised that new windows were installed in 2021, along with a replacement boiler.

The vendor has informed us that the bathroom is currently being updated so subject to change with the above description.





Ground Floor



First Floor

Total floor area 112.6 m² (1,212 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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EPC Rating: D Council Tax
Band: C

Tenure: Freehold

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