

for sale

offers in excess of **£325,000** Freehold



Sheldrake Drive Ipswich IP2 9JX

An Early viewing is highly recommended to appreciate the standard of accommodation on offer for this three-bedroom beautifully presented semi-detached home. The property benefits from a refitted kitchen/diner, ground floor cloakroom, primary bedroom with built in wardrobes & ample off-road parking.

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Property Details

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.





To view this property please contact Connells on

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Property Ref: ICH313181 - 0007

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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