



Connells

338b Landseer Road
IPSWICH



Property Description

A beautifully presented detached bungalow, occupying a desirable set-back position and being sold with no onward chain. The property offers stylish and contemporary accommodation throughout and comprises of a welcoming and spacious open-plan living area, creating a versatile space ideal for both relaxing and entertaining, under floor heating providing comfortable and efficient warmth throughout the home, two well proportioned bedrooms, a three piece bathroom suite and modern fixtures and fittings throughout. Externally the property benefits from a private garden and off road parking for several vehicles.

Landseer Road is a well-established and popular residential area on the east side of Ipswich, offering excellent access to a wide range of local amenities. Within easy reach are supermarkets, independent shops, cafés, parks and well-regarded schools, making the area ideal for families and professionals alike. Ipswich Hospital is nearby, while the popular Ipswich Waterfront offers a fantastic selection of restaurants, cafés and leisure facilities. Ipswich town centre provides extensive shopping, entertainment and mainline rail links to London Liverpool Street and the A14 is also easily accessible.

Entrance Hall

Accessed via composite Entrance door with doors off:

Lounge Area

Double glazed window to rear, double glazed french window and door to front.

Kitchen Area

Selection of wall and base level unit with integrated appliances, including dishwasher, washing machine and fridge freezer, 1 1/2 bowl stainless steel sink and drainage unit

inset into work surfaces, separate electric hob with extractor over, electric oven and built-in microwave, spotlights to ceiling and French doors to hallway.

Inner Hallway

With two storage cupboards and double glazed door to rear.

Bedroom One

Double glazed window to front.

Bedroom Two

Double glazed window to front.

Bathroom

Double glazed window to rear and comprises of a three-piece suite with L-shaped bath with shower over, pedestal wash hand basin and low-level w/c, heated towel rail and spotlights to ceiling.

Outside

To the front of the property, there is a large patio area which leads down to off-road parking for several cars. There is also access to the garden which is mainly laid to lawn with patio area and fencing to boundaries.

Agent Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 66.7 m² (718 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



To view this property please contact Connells on

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6 Princes Street
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EPC Rating: C Council Tax
Band: B

view this property online connells.co.uk/Property/ICH313212

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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