



**Leopold Gardens, Ipswich IP4 4RW**

**welcome to**

**Leopold Gardens, Ipswich**

**\*\*DETACHED FAMILY HOME \*\*TWO RECEPTION ROOMS \*\*PORCH \*\*UTILITY ROOM \*\*CLOAKROOM \*\*FOUR BEDROOMS \*\*EN-SUITE \*\*DOUBLE GARAGE \*\*DRIVEWAY \*\* EXCELLENT LOCATION FOR SCHOOLS & CONVENIENCE**



## Hallway

Upon entering the property there is an imposing entrance hall which gives a good first impression, Stairs lead to the first floor.

## Cloakroom

Fitted with a two piece suite comprising of low level wc and wash hand basin.

## Lounge

27' 5" x 12' 7" ( 8.36m x 3.84m )

This delightful space, is a wonderful reception room, with plenty of space for a family. The dual aspect room has windows to front and doors to rear aspect. There is also a feature fireplace giving a centrepiece to the room.

## Dining Room

10' 6" x 10' 7" ( 3.20m x 3.23m )

Another good sized space with dual aspect windows.

## Kitchen

12' 1" x 11' 7" ( 3.68m x 3.53m )

With a range of floor and wall units, co-ordinated work surface, integrated fridge/freezer, integrated double oven, integrated hob and extractor and integrated dishwasher. Tiling to floor, windows to side and rear aspects.

## Utility Room

9' 2" x 9' 1" ( 2.79m x 2.77m )

Door to rear aspect leading to garden, range of units. Sink unit to rear, with window above, overlooking the garden.

## Landing

Window to rear aspect.

## Bedroom 1

14' 8" x 10' 8" ( 4.47m x 3.25m )

Window to rear aspect, built in wardrobe with sliding doors, door to ensuite.

## En Suite

8' 7" x 5' 5" ( 2.62m x 1.65m )

Window to side aspect, three piece suite comprising of shower cubicle, low level wc and wash hand basin.

## Bedroom 2

12' 8" x 10' 8" ( 3.86m x 3.25m )

Window to front aspect, built in wardrobes.

## Bedroom 3

12' 7" x 10' 8" ( 3.84m x 3.25m )

Window to rear aspect, built in wardrobes.

## Bedroom 4

9' 9" x 7' 6" ( 2.97m x 2.29m )

Window to rear aspect

## Bathroom

Four piece suite comprising of shower, wash hand basin, bath and wc. Window to rear aspect.

## External Details

To the front is a block paved driveway giving access to the DETACHED DOUBLE GARAGE, with porthole feature window and power and light attached. There is also an electric car charger.

To the rear, the stunning garden is predominantly laid to lawn, with a wide range of mature plants and shrubs. There is a low railed fence with a gate to the pond, which has a landscaped paved surround. Early viewing is advised to appreciate the quality of the grounds, and the property on offer.

Additionally the property benefits from solar panels.



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## Leopold Gardens, Ipswich

- NORTH EAST IPSWICH
- DETACHED HOUSE
- SEPARATE DINING ROOM
- UTILITY ROOM
- CLOAKROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: F

**£540,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPW103807 - 0012

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