

KEYSTONE



Landseer Road, Ipswich, IP3 9LT

Offers In Excess Of £270,000

Extended Semi-Detached House

Lounge/Diner

Garden Room

First floor Bathroom

Popular Location

Three Bedrooms

Kitchen/Breakfast Room

Ground Floor Shower Room

Driveway

No Onward Chain

Landseer Road, Ipswich IP3 9LT

Nestled on the charming Landseer Road, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, ensuring that you can host gatherings with ease.

The heart of the home is undoubtedly the spacious kitchen/diner, which has been thoughtfully designed to accommodate both cooking and dining. This area is perfect for family meals or casual get-togethers with friends. Additionally, the property boasts a family bathroom and a convenient ground floor shower room, catering to the needs of a busy household.

Parking is a breeze with space for two vehicles, making this property not only practical but also highly desirable. The extension adds valuable living space, enhancing the overall appeal of this charming home.

In summary, this semi-detached house on Landseer Road is a wonderful opportunity for anyone looking to settle in Ipswich. With its generous living areas, convenient amenities, and lovely outdoor space, it is sure to meet the needs of modern family life. Do not miss the chance to make this delightful property your new home.



Front entrance door
Leading to porch, tiled flooring and door to hallway.

Hallway
With stairs to first floor, radiator and built-in understairs storage cupboard.

Lounge/Diner
24'0 x 11'2
Bay window to front, four radiators and feature fireplace.

Kitchen/Breakfast Room
16'6 x 10'3
Fitted with a range of base units and drawers with matching wall mounted cabinets, 1.5 bowl sink & drainer unit with tiled splashbacks, 5 x ring hob with extractor over, built-in double oven, space for washing machine, space for fridge/freezer, window to rear and door to rear, radiator and tiled flooring.

Garden Room
10'4 x 8'7
With windows to side, radiator and tiled flooring.

Shower Room
Fitted with shower cubical, WC, vanity inset sink with storage below, heated towel rail, tiled flooring, tiled splashbacks.

First Floor Landing
With window to side and loft access.

Bedroom 1
12'9 x 11'2
Bay window to front and radiator.

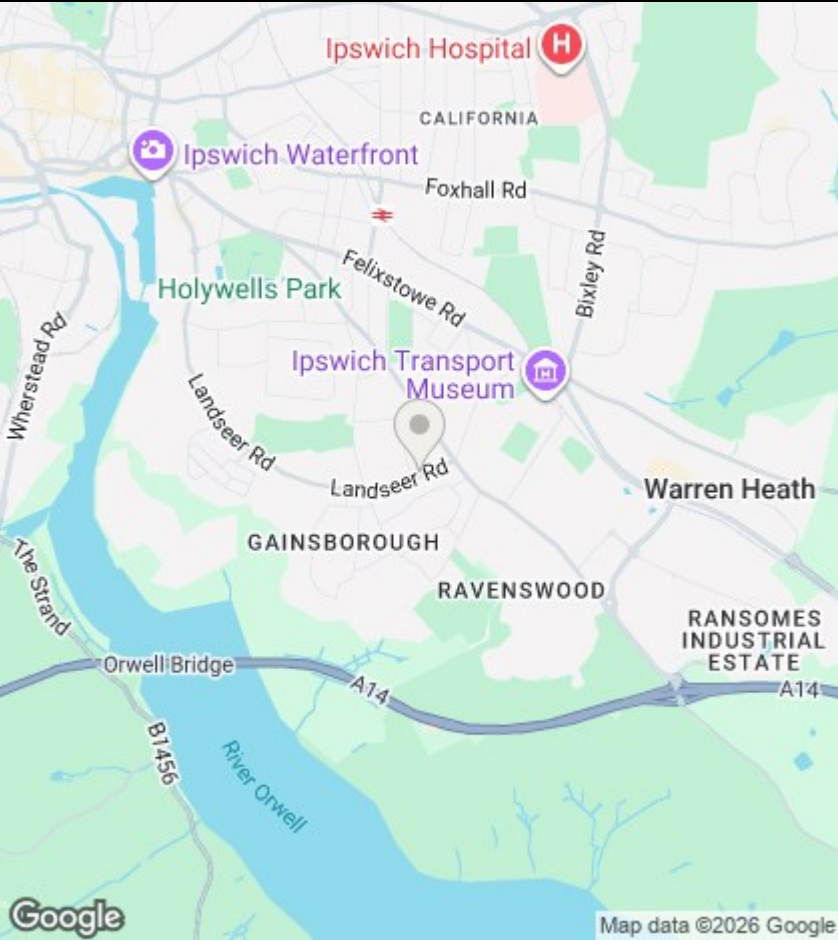
Bedroom 2
11'0 x 10'10
Window to rear and radiator.

Bedroom 3
7'2 x 6'6
Window to rear, radiator and laminate flooring.

Bathroom
Fitted with a suite comprising of 'P' shaped bath with shower over, WC, pedestal wash basin, heated towel rail, tiled walls and tiled floor.

Outside

To the front of the property there is a driveway that provides off road parking for the property. There is side access that leads to the rear garden. The rear garden is predominantly laid to artificial grass with a patio area. There is also a timber shed and raised deck area.



Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		65
(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

