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Ascot Drive

East Ipswich, IP3 9BX

Offers in excess of £315,000

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Front Garden
Mainly laid to lawn with an area laid to hard-standing providing off-road parking. There is gated side access leading to the rear garden and a front aspect door into the entrance hallway.

Entrance Hallway
Doors to the lounge and kitchen / dining / living area, understairs storage cupboard, stairs to the first floor, radiator and laminate flooring.

Lounge
11'7" x 11'0" (3.53m x 3.35m)
Front aspect double glazed bay window, radiator and carpet flooring.

Kitchen
9'0" x 6'3" (2.74m x 1.91m)
Base and eye-level units with marble effect worktops, integrated electric oven and grill, integrated electric hob with extractor over, integrated washing machine, integrated dryer, integrated dishwasher, integrated sink and drainer, space for a fridge freezer, rear aspect double glazed window and laminate flooring.

Dining Area
15'5" x 11'11" (4.70m x 3.63m)
Rear aspect double glazed bi-fold doors into the garden, two roof lights, radiator and laminate flooring.

Living Area
11'6" x 10'3" (3.51m x 3.12m)
Door to the hallway, radiator and laminate flooring.

Landing
Doors to all bedrooms, the bathroom and W.C., frosted double glazed window, loft access and carpet flooring.

Bedroom One
11'7" x 10'11" (3.53m x 3.33m)
Front aspect double glazed bay window, radiator and carpet flooring.

Bedroom Two
11'8" x 7'11" (3.56m x 2.41m)
Rear aspect double glazed window, built-in sliding wardrobes, radiator and carpet flooring.

Bedroom Three
8'10" x 5'8" (2.69m x 1.73m)
Front aspect double glazed window, radiator and carpet flooring.

Bathroom
6'7" x 4'11" (2.01m x 1.50m)
Panelled bath with stainless steel mixer taps, riser and hand-held shower attachment, hand wash basin into vanity unit, towel rail, rear aspect double glazed frosted window, half tiled walls and lino flooring.

Seperate W.C.
Low-level W.C., side aspect double glazed frosted window, half-tiled walls and lino flooring.

Rear Garden
62' (18.90m)
The westerly facing rear garden is enclosed to panel fencing, mainly laid to lawn with a patio area and wooden storage shed. There is gated side access round to the front of the property.

Agents Notes
Tenure - Freehold
Council Tax Band - C



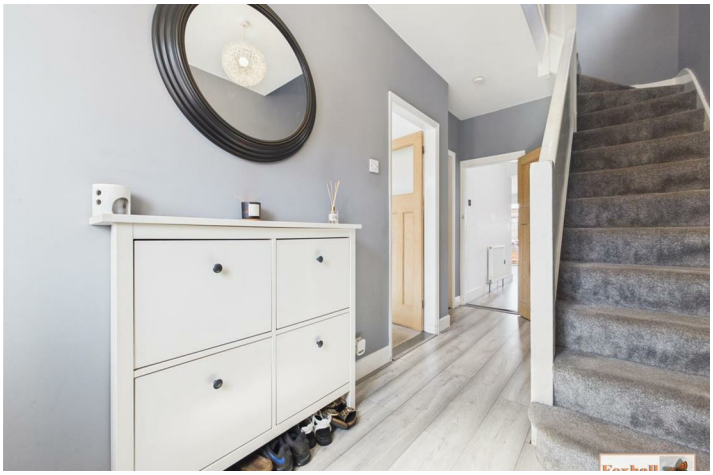










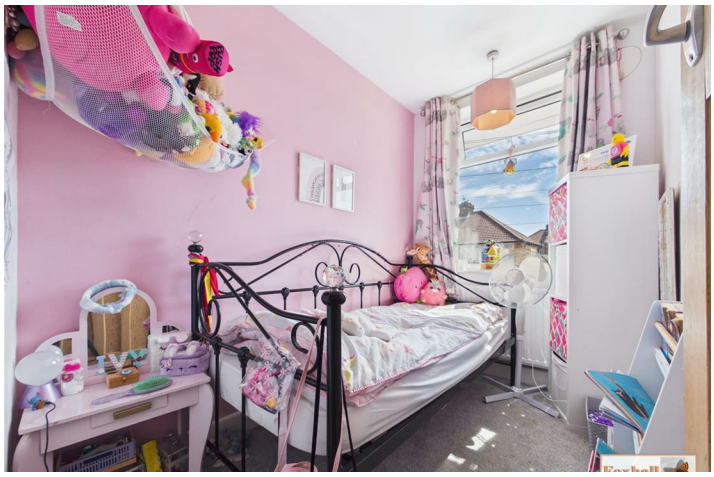


















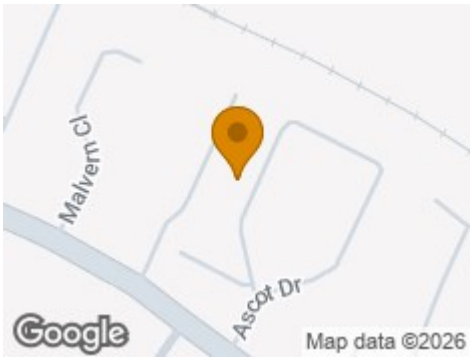








Road Map



Hybrid Map



Terrain Map



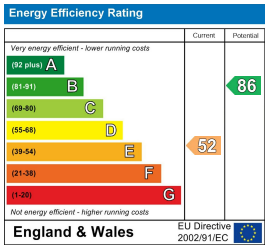
Floor Plan

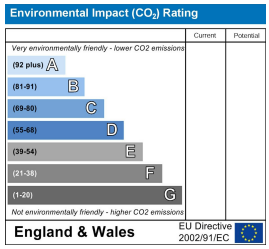


Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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