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The Driftway, Britannia Road

Copleston Catchment, Ipswich, IP4 5JZ

Asking price £315,000

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Front Garden
Block paved driveway providing off-road parking for three cars, double gates providing access to the side of the property which has a dustbin/tidy area/woodstore, shingle and patio slabs, large tree and access to the rear and the other side of the property.

Entrance Hallway
Composite entrance door to entrance hall, radiator, downlighters and doors to bathroom, utility room and kitchen / dining / living area.

Utility Room
6'1" x 5'0" (1.85m x 1.52m)
Obscure double glazed window to front, worksurface with appliance space and cupboards under, fuse box, tiled flooring and the wall mounted combination Ideal boiler.

Bathroom
8'0" x 6'6" (2.44m x 1.98m)
Freestanding bath with a mixer tap, heated towel rail, wash hand basin with cupboard under, low-level W.C., obscure double glazed window to front, downlights and tiled flooring.

Kitchen / Dining / Lounge Area
28'2" x 18'1" (8.59m x 5.51m)
Kitchen Area - Deep glaze butler style sink with a mixer tap and cupboards under, excellent range of wooden worksurfaces with drawers cupboards under, integrated dishwasher, upright housing double oven with cupboards over, ceramic glass hob, overhead extractor downlighters, double glazed window to side and through to the dining area.

Dining Area - Obscure double glaze window to the side, radiator, double glazed French style doors to outside and through to the lounge area.

Lounge Area - Built-in shelved bookcase, obscure double glazed window to side, vaulted ceiling with skylight and a feature wall with stove.

Landing
Radiator, doors to bedrooms one, two and the shower room.

Bedroom One
13'5" x 8'6" (4.10m x 2.61m)
Sloping ceiling, downlighters, double glazed window to front, hanging rail, radiator and eaves storage.

Bedroom Two
14'9" x 8'2" (4.52m x 2.49m)
Double glazed skylight, sloping ceiling, radiator and downlighters.

Shower Room
6'0" x 4'11" (1.83m x 1.52m)
Shower with an overhead shower, low-level W.C., wash hand basin with a mixer tap, heated towel rail and double glazed skylight.

Agents Notes
Tenure - Freehold
Council Tax Band - A

Please note the property has within its title a narrow strip of land / pathway running from the property to Britannia Road.

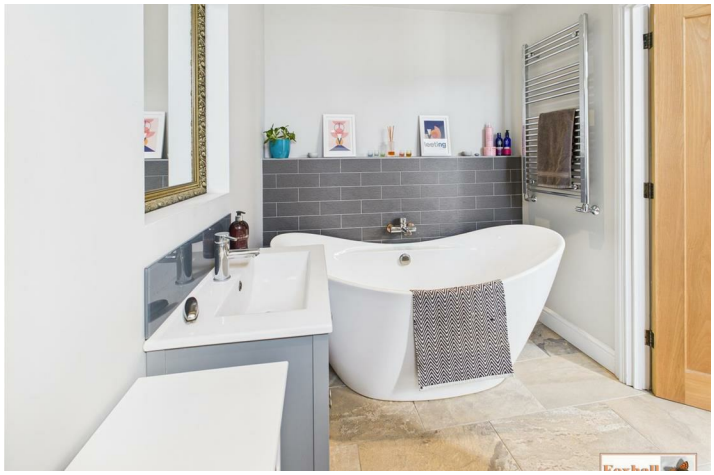

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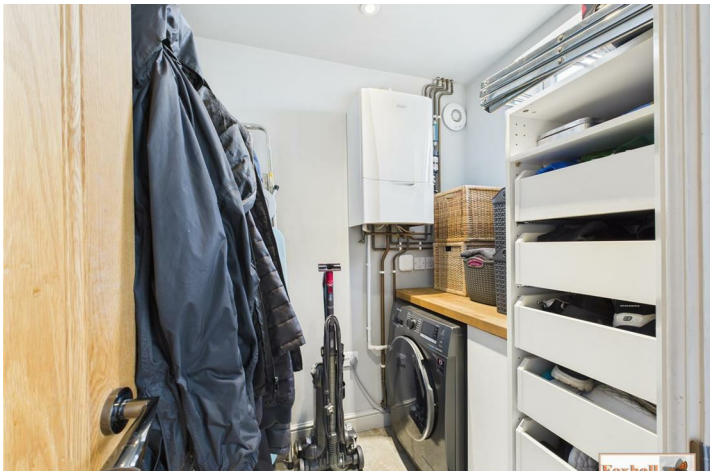

Meeting House

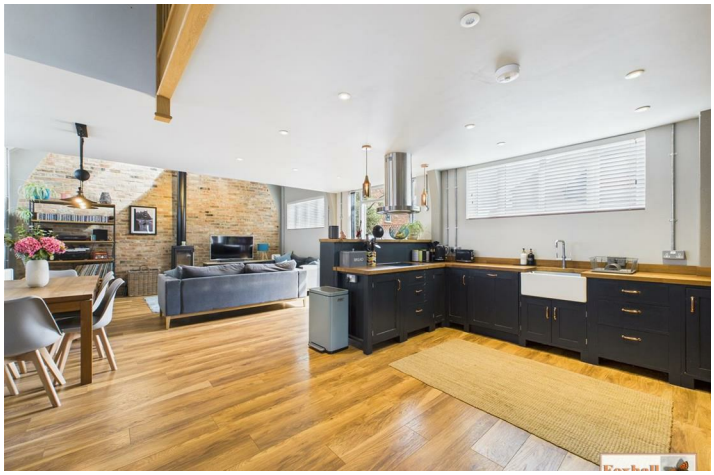

Meeting House

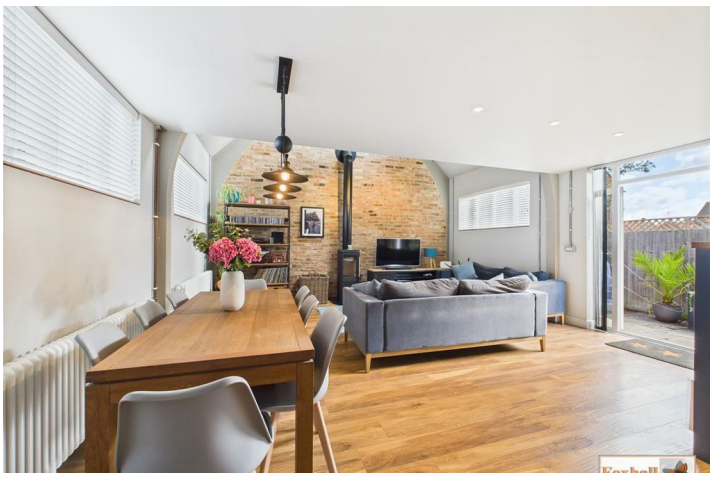


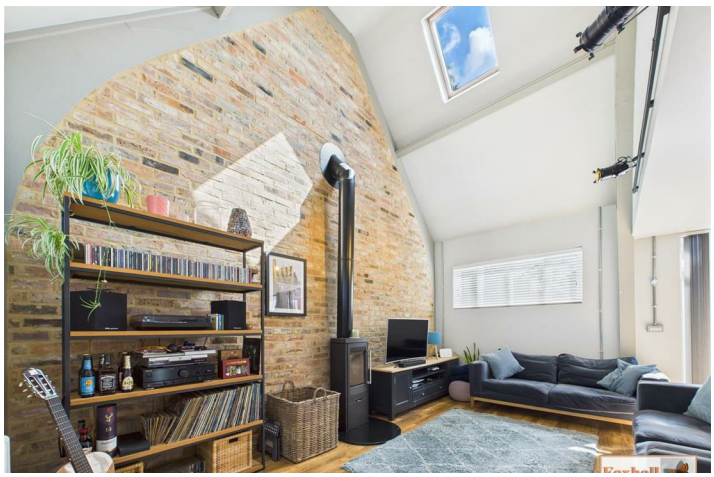








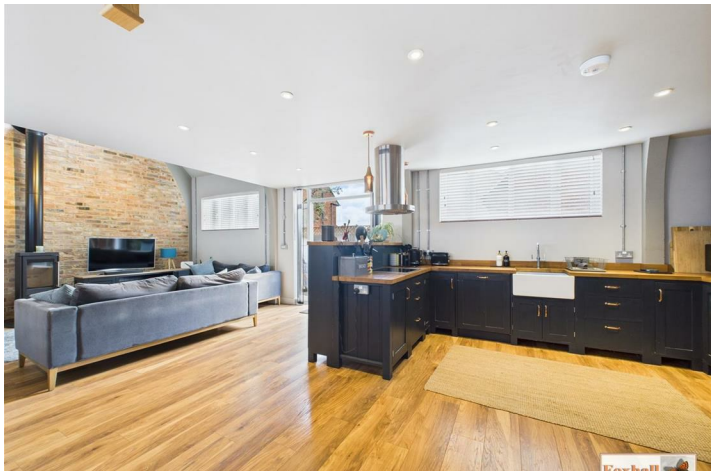


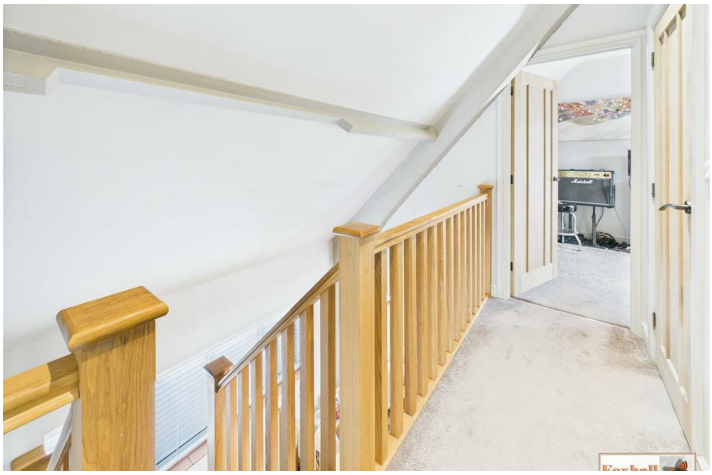








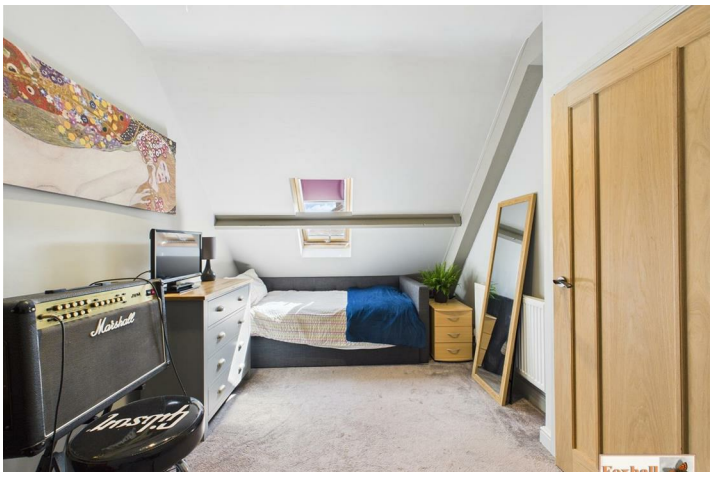
















Road Map



Hybrid Map



Terrain Map



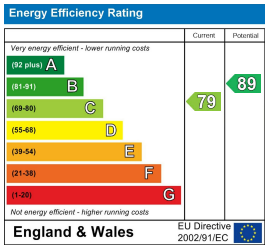
Floor Plan

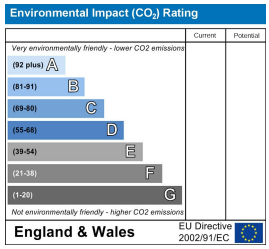


Viewing

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

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.