



Sheldrake Drive, Ipswich, IP2 9NF

welcome to

Sheldrake Drive, Ipswich

This well-presented, mid-terraced home benefits from three good-size bedrooms, a cosy lounge, a spacious kitchen/diner, a 1st floor bathroom, a landscaped rear garden with bar set up & BBQ area and on street parking.

Entrance Hall

Wood effect flooring, one radiator and an understairs storage cupboard.

Lounge

Double glazed window to the front with fitted blind, carpet flooring, one radiator and TV point.

Kitchen/Diner

Spacious kitchen/diner with double glazed window to the rear, a door to the garden, ample space for a table and chairs, eye and base level units in wood with stone effect worktop surfaces, a stainless steel sink plus drainer, tiled effect flooring, one radiator, space for a fridge/freezer, washing machine and cooker, a fitted extractor hood and a tiled splashback.

First Floor Landing

Carpet flooring.

Master Bedroom

Double glazed window to the front, carpet flooring, one radiator and loft hatch.

Bedroom Two

Double glazed window to the rear, carpet flooring, one radiator and a wall papered wall,

Bedroom Three

Double glazed window to the rear, carpet flooring, one radiator, a wall papered wall and an airing cupboard housing the boiler.

Bathroom

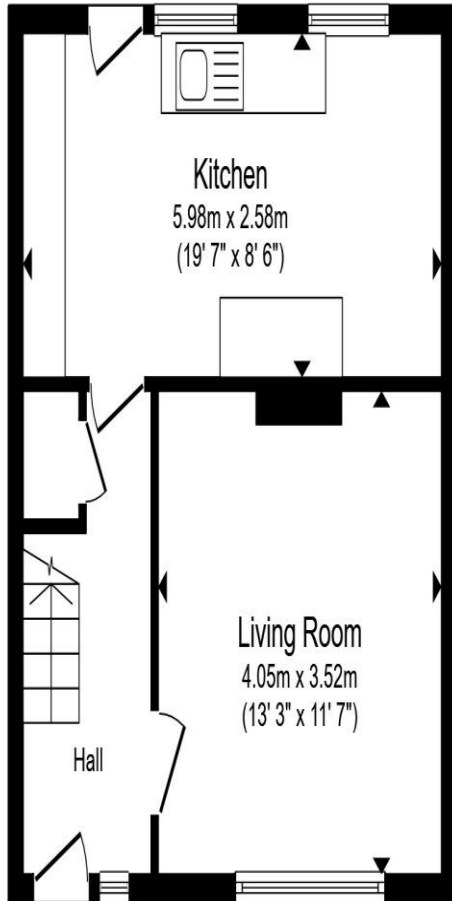
Two double glazed windows to the rear, tiled flooring, chrome heated towel rail, part tiled walls, low level WC, pedestal wash hand basin, a bath with overhead shower, foldable glass screen and waterfall showerhead.

Outside: Front Garden

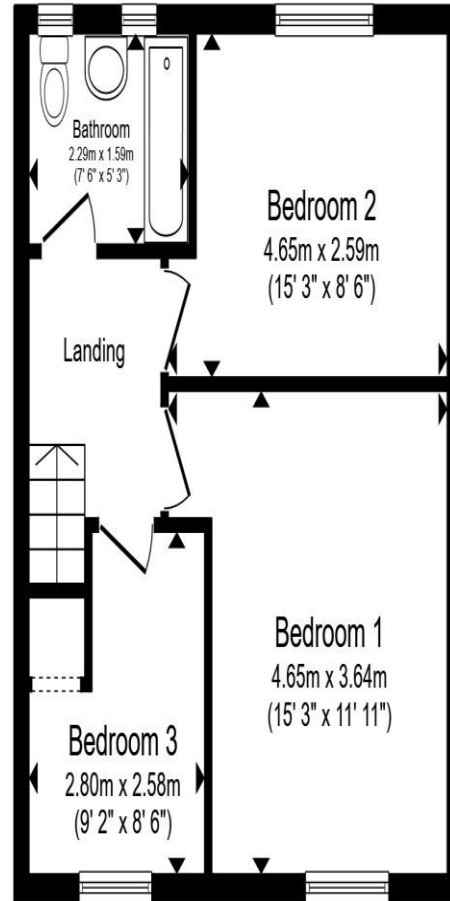
A resin frontage and a side access to the rear garden.

Rear Garden

A beautifully landscaped rear garden with a large patio seating area, a side access, partially walled borders, a large grassed area, leading to the rear of the garden, a canopy, a bar set up, a BBQ area to the side with power and an outside tap and light.



Ground Floor



First Floor

Total floor area 75.7 m² (815 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



welcome to
Sheldrake Drive,
Ipswich

- Three good-size bedrooms
- 1st floor bathroom
- Spacious kitchen/diner
- Cosy lounge
- Landscaped rear garden with bar set up & BBQ area

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£240,000



view this property online williamhbrown.co.uk/Property/IPS121126



Property Ref:
IPS121126 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



Ipswich@williamhbrown.co.uk



16-18 Wolsey House, Princes Street, IPSWICH,
Suffolk, IP1 1QT



williamhbrown.co.uk