

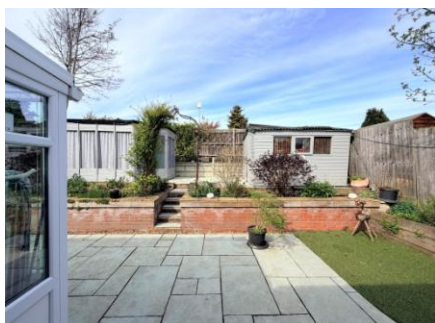


ipswich & suffolk



Eldred Close, Ipswich, IP1 5HZ

Guide Price £275,000 Freehold



ipswich & suffolk estate agents
Part of the Your Ipswich Group

Eldred Close, Ipswich, IP1 5HZ

SUMMARY

CHAIN FREE - A Stylish and spacious two bedroom semi-detached bungalow of excellent proportions, desirably located in a cul-de-sac to the popular West of Ipswich, convenient to local shops, amenities and the A14. The beautifully presented, generous accommodation comprises; entrance hall, comfortable sitting room, superb kitchen-breakfast room with bespoke breakfasting island and range cooker, conservatory and wet room. A pleasant approach arrives at an open frontage which provides driveway parking and steps up to the front door, furthermore, there's an additional allocated and visitor parking space. A side gate to the rear reveals an impressive two tier landscaped garden with ample Indian Stone entertainment patio, artificial lawn, steps up to an elevated sun-trap patio positioned between a wooden summerhouse and shed. Further benefits include; gas central heating, double glazing, burglar alarm, and mains power to shed, white goods and bespoke plantation blinds will remain. Early viewing to fully appreciate this immaculately presented home is highly advised.

DOUBLE GLAZED DOOR TO

ENTRANCE HALL

Radiator, tiled floor, built-in cupboard housing modern gas fired combination boiler, doors to.

SITTING ROOM

19' 4" x 11' 9" approx. (5.89m x 3.58m) Double glazed window with fitted plantation blinds to front, radiator, television and broadband points, patterned wood effect laminate flooring.

KITCHEN/BREAKFAST ROOM

15' x 13' 10" approx. (4.57m x 4.22m) Double glazed window to rear, a comprehensive range of classic style base and eye level cupboard and drawer fitted units with under unit courtesy lighting over granite effect work surfaces, inset composite sink drainer unit with flexi-mixer tap, tiled splash backs, bespoke breakfasting island with solid wood work surfaces and integrated cupboard units, dual fuel range cooker with extractor over (to remain), washing machine and under counter fridge and freezer (to remain), tile effect flooring, double glazed door to conservatory.

CONSERVATORY

22' 11" x 10' 7" approx. (7m x 3.23m) Double glazed to three aspects, lean-to style double glazed roof, tiled floor, light, double glazed door opening out to patio.





BEDROOM ONE

11' 7" x 10' approx. max. (3.53m x 3.05m) Double glazed window with fitted plantation blinds to rear, radiator, built-in sliding mirror fronted wardrobe, loft access hatch with drop down ladder to part boarded loft space.

BEDROOM TWO

8' 10" x 8' approx. max. (2.69m x 2.44m) Double glazed window with fitted plantation blinds to front, radiator, built-in sliding mirror fronted wardrobe.

WET ROOM

Obscure double glazed window to side, chrome heated towel rail, thermostatic shower over self draining heavy duty vinyl flooring, wall mounted hand-wash basin with mixer tap, low level WC, fully tiled walls, extractor fan.

OUTSIDE

A pleasant approach arrives at an open frontage which provides driveway parking and steps up to the front door and roof top outlook, furthermore, there's an additional allocated and visitor parking space and external tap. A side gate to the rear reveals and impressive two tier landscaped wrap around fence enclosed garden with ample Indian Stone entertainment patio, artificial lawn, timber retained raised flower beds, steps up to an elevated brick retained sun-trap Indian Stone patio positioned between a wooden summerhouse and shed which will remain.

SUMMER HOUSE

10' 6" x 6' 7" approx. (3.2m x 2.01m) Predominantly glazed with double door entry.

SHED

9' 9" x 7' 9" approx. (2.97m x 2.36m) Three windows to front, double door entry, mains power connected.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,919.75 PA (2026-2027).

NEAREST SCHOOLS (.GOV ONLINE)

Whitehouse primary and Westbourne Academy secondary.

DIRECTIONS

Leaving Ipswich town centre, head westerly along Bramford Rd, turn right onto Adair Rd, turn left onto Henniker Rd, turn right onto Eldred Cl. The destination is at the end of the close on the left.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is

applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

| Energy performance certificate (EPC) | | | |
|--------------------------------------|---------------------------|---------------------|--------------------------|
| Eldred Close IPSWICH IP1 5HZ | Energy rating C | Valid until: | 16 April 2036 |
| | | Certificate number: | 8305-7456-6002-1594-0002 |
| Property type | Semi-detached bungalow | | |
| Total floor area | 67 square metres | | |



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH LTD

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: sales@your-ipswich.co.uk



Ipswich & Suffolk Estate Agents (trading as Your Ipswich Ltd). Registered in England, Company No: 07815579 | VAT No: 150 7321 41.

Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.