



Ladbrook Close, Elmsett, Ipswich, IP7 6LD

welcome to

Ladbrook Close, Elmsett, Ipswich

This beautifully presented, semi-detached home benefits from three good-size bedrooms, a modern kitchen/diner, a ground floor cloakroom, a 1st floor bathroom. a driveway and garage to the rear and a landscaped rear garden.

Agents Note:

Please note there is an annual fee of £150 payable to Temple Management on this property.

Entrance Hall

Wood effect flooring, a chrome, vertical wall hung radiator and doors leading to the kitchen/diner, cloakroom and lounge.

Cloakroom

Double glazed window to the side, half tiled walls in a white tile, half wall papered walls, enclosed WC with stainless steel flush, vanity sink with chrome mixer tap, one radiator and extractor fan.

Kitchen/Diner

Double glazed window to the front, a range of eye and base level units in white with solid oak worktop surfaces, an instant hot water tap in matte black, space for a table and chairs, an integrated oven with induction hob and extractor hood, a boxed in boiler, a white, vertical wall hung radiator, TV point, tiled splashback and wood effect flooring.

Lounge

French doors leading to the rear garden, a double glazed window to the rear. a door to the hall, a wall papered wall, one radiator, carpet flooring and TV point.

First Floor Landing

Doors to bedrooms and bathrooms, loft hatch and carpet flooring.

Master Bedroom

Double glazed window to the front, a white, vertical wall hung radiator, a triple, built in, sliding, partially mirrored wardrobe, a ceiling fan, carpet flooring and TV point.

Bedroom Two

Double glazed window to the rear, one radiator and carpet flooring.

Bedroom Three

Double glazed window to the rear, one radiator and wood effect flooring.

Bathroom

Double glazed window to the side, low-level WC, pedestal wash hand basin, a bath with overhead shower, partially tiled walls, wood effect flooring, extractor fan and a chrome heated towel rail.

Outside:

Front Garden

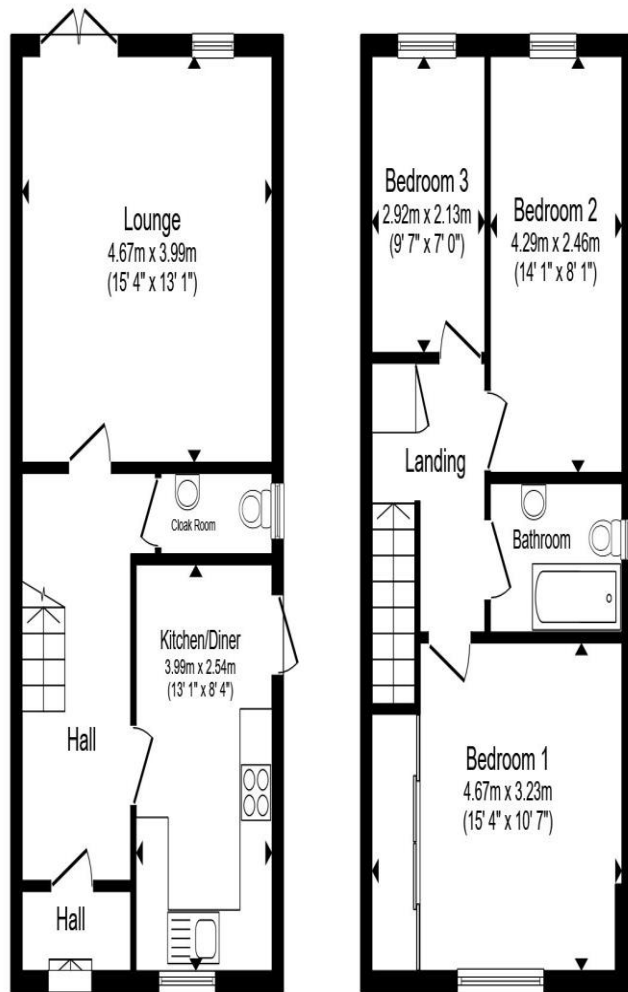
A stoned area, a path to the front door and beautiful views over the front green and play area.

Rear Garden

Fully enclosed rear garden with a patio area, a walkway leading to the side garage door, an outside tap and light, a lawned area, flower bed borders and two side access gates.

Garage & Parking

Garage to the rear of the property and a driveway, with space for one vehicle.



Ground Floor

First Floor

Total floor area 84.1 m² (905 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
Ladbrook Close,
Elmsett, Ipswich

- Three good-size bedrooms
- Modern kitchen/diner
- Ground floor cloakroom & 1st floor bathroom
- Driveway & garage to the rear of the property
- Landscaped Rear Garden

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

£315,000



view this property online williamhbrown.co.uk/Property/IPS120662



Property Ref:
IPS120662 - 0003

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