



**Buttercup Close, Ipswich, IP8 3RG**



**welcome to**

## **Buttercup Close, Ipswich**

\*\*\*\* GUIDE PRICE £220,000 - £230,000 \*\*\*\* This well-presented, two bedroom, mid-terraced home benefits from an open plan lounge/diner, with French doors to the garden, a modern 1st floor bathroom, a driveway with parking for 1 vehicle and an additional, allocated parking space.



### **Entrance Lobby**

4' 3" x 3' 4" ( 1.30m x 1.02m )

Grey wood effect flooring, one radiator, a staircase and a door to the lounge/diner.

### **Lounge/Diner**

21' 2" x 10' 7" ( 6.45m x 3.23m )

Stunning, open plan room with double glazed window to the front, French doors to the garden, grey wood effect flooring throughout, two radiators and TV point.

### **Kitchen**

9' 1" x 6' 4" ( 2.77m x 1.93m )

Eye and base level units in wood with stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with gas hob and extractor hood, space for a fridge/freezer (to stay), space for a washing machine, tiled splashback, a boiler, tiled flooring and double glazed window to the rear.

### **First Floor Landing**

Carpet flooring.

### **Master Bedroom**

13' 7" x 12' 6" max ( 4.14m x 3.81m max )

Double glazed window to the front, carpet flooring, one radiator, a built in wardrobe and a feature panelled wall.

### **Bedroom Two**

9' 6" x 7' 9" ( 2.90m x 2.36m )

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

### **Bathroom**

5' 9" x 5' 5" ( 1.75m x 1.65m )

Low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, part tiled walls, Victorian style tiled effect flooring, one radiator and double glazed window to the rear.

### **Outside:**

#### **Front Garden**

A driveway with parking for one vehicle and one additional, allocated parking space.

#### **Rear Garden**

A patio seating area, a grassed area, a sloped area to the rear with a shingle seating area, a raised flower bed and an outside tap and lights.



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## **Buttercup Close, Ipswich**

- Two good-size bedrooms
- Open plan lounge/diner
- Modern 1st floor bathroom
- Driveway with parking for 1 vehicle
- 1 additional, allocated parking space

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£220,000 - £230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:

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