



Lavenham Road, Ipswich, IP2 0LD

welcome to

Lavenham Road, Ipswich

This well-presented, semi-detached home benefits from three bedrooms, a 1st floor bathroom, a converted garage, creating a dining area/study, a large rear garden and off street parking.

Entrance Porch

Wood effect flooring.

Lounge

Wood effect flooring, two radiators, TV point and double glazed window to the front.

Kitchen

An understairs storage cupboard, space for a washing machine, fridge/freezer and dishwasher, spotlights, a wall mounted boiler, a sink plus drainer and chrome mixer tap, French doors to the garden, an integrated oven with induction hob and extractor hood, wood effect flooring, tiled effect flooring, eye and base level units in white with wood effect worktop surfaces, tiled splashback and double glazed window to the rear.

Dining Area/Study

Carpet flooring, a storage cupboard, double glazed window to the front, one radiator and double glazed doors to the rear. This room was formally the garage.

First Floor Landing

Carpet flooring, spotlights, loft hatch and a storage cupboard.

Master Bedroom

Carpet flooring, double glazed windows to the front and one radiator.

Bedroom Two

Carpet flooring, double glazed windows to the rear and one radiator.

Bedroom Three

Wood effect flooring, double glazed windows to the rear and one radiator.

Bathroom

New bathroom with wood effect flooring, double glazed window to the rear, heated towel rail, grey tiled walls, enclosed WC, vanity sink, spotlights and a P bath with waterfall shower, further shower attachment and glass screen.

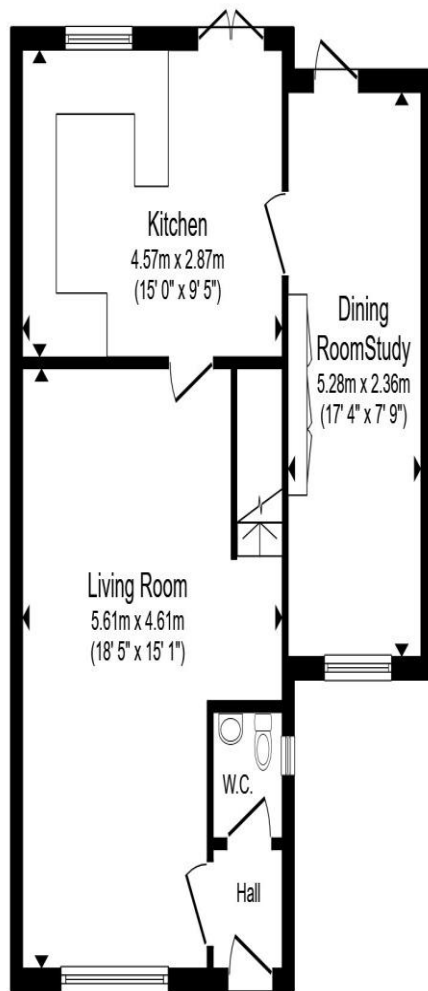
Outside:

Front Garden

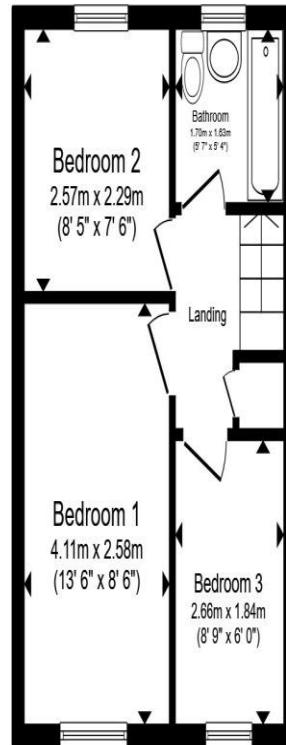
A driveway and a lawned area.

Rear Garden

Large rear garden with a decked seating area, a patio seating area to the side, steps up to a further decked area, a side access, fully enclosed border, a lawned area, trees and shrubs.



Ground Floor



First Floor

Total floor area 82.5 m² (889 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
Lavenham Road,
Ipswich

- Three bedrooms
- Converted garage, creating a dining area/study
- 1st floor bathroom
- Off street parking
- Close to Ipswich Town Centre

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

offers in excess of
£260,000



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Property Ref:
IPS121833 - 0004

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