



Epsom Drive | Ipswich | IP1 6RS

Offers In Excess Of £300,000 Freehold

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estate agents

# Epsom Drive, Ipswich, IP1 6RS

This beautiful well maintained detached bungalow is located to the North West of Ipswich within walking distance to local shops and bus service with easy access to the countryside. The bungalow offers spacious entrance hall, L shaped lounge/dining room with access to kitchen, 2 double bedrooms and updated shower room. The bungalow also offers gas central heating and double glazing throughout, a single garage with further off road parking to front, separate cloakroom with WC in outhouse behind garage and well stocked rear gardens. EARLY INSPECTION RECOMMENDED.



## ENTRANCE HALL

UPVC door into entrance hall, carpeted flooring, radiator, loft hatch, airing cupboard housing hot water cylinder, doors to lounge, kitchen bedrooms and shower room.

## LOUNGE/DINER

Carpeted flooring, fire place with coal effect gas fire, radiator, double glazed patio doors to rear garden, dining area carpeted flooring, radiator, double glazed window to rear aspect, connecting door to kitchen.



## KITCHEN

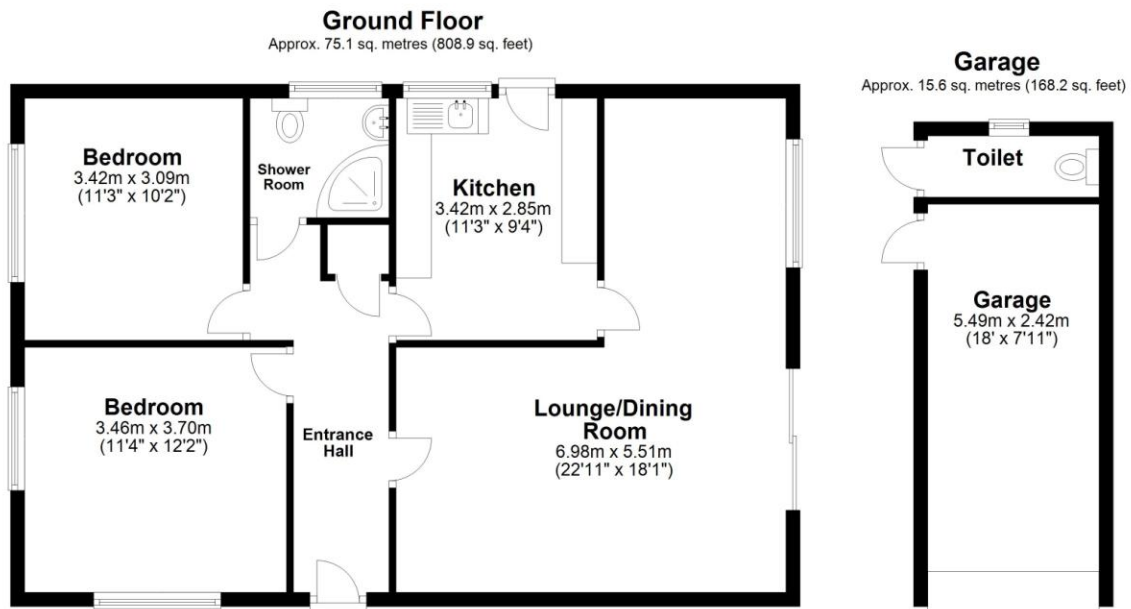
Comprising eye level and matching base units with roll edge work tops, stainless steel sink and drainer with hot & cold taps, plumbing for washing machine, space for tumble dryer, space for fridge freezer, gas cooker to remain, wall mounted gas Baxi boiler, carpeted flooring, connecting door back to entrance hall, double glazed window & door to side aspect.

## BEDROOM 1

Carpeted flooring, radiator, double glazed windows to front and side aspect.







Total area: approx. 90.8 sq. metres (977.1 sq. feet)

## BEDROOM 2

Carpeted flooring, radiator, double glazed window to front aspect.

## SHOWER ROOM

Comprising low level WC, wash hand basin, shower cubicle shower off mains, floor to ceiling tiled walls, vinyl floor covering, double glazed window to side aspect, chrome heated towel rail.

## GARAGE

Up & over roller door, power & light connected.

## OUTHOUSE

Door into Cloak room with low level WC.

## OUTSIDE

Driveway leading to garage, off road parking, crazy paved front with circular bed with flint covering, side pedestrian access leading to rear garden which is laid to lawn, patio area, established flower & shrub borders, variety of bushes to rear boundary, gardens all enclosed by fencing.

## COUNCIL

Ipswich Borough Council  
Council Tax Band (C) £1,915.28

## NEAREST SCHOOLS

Castle Hill infant & junior schools, Ormiston Endeavour Academy.

## SERVICES

We understand all mains services are connected.

Epsom Drive IPSWICH IP1 6RS	Energy rating <b>C</b>	Valid until: <b>4 June 2033</b> <hr/> Certificate number: <b>0390-2565-0260-2307-7701</b>
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