



Ladywood Road | Ipswich | IP4 3NH

Price £380,000 Freehold

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estate agents

# Ladywood Road, Ipswich, IP4 3NH

NO ONWARD CHAIN - We are delighted to be offering for sale this 3 bedroom detached family house located to the North East of Ipswich close to St Albans Catholic school and within the catchment of Northgate High school, a short walk to Ipswich hospital, bus service and local shopping parade. The property is arranged over 2 floors comprising, enclosed porch, entry hall, lounge/dining room, modern kitchen, first floor leading to 3 bedrooms, cloakroom and shower room, further benefits include detached garage and off road parking, gas central heating, a variety of aluminium and UPVC double glazing where mentioned, established mature front and rear gardens, potential to extend (subject to the necessary consent). Early inspection recommended.



## PORCH

Door with side panels into enclosed porch, UPVC double glazed door into entry hall.

## ENTRANCE HALL

Carpeted flooring, radiator, storage cupboard under stairs, stairs to first floor, doors to lounge/dining and kitchen.

## LOUNGE

12' 11" x 10' (3.94m x 3.05m) Carpeted flooring, double glazed bay window to front aspect, radiator, feature brick fireplace with remote controlled coal effect electric fire, opening through to dining area.



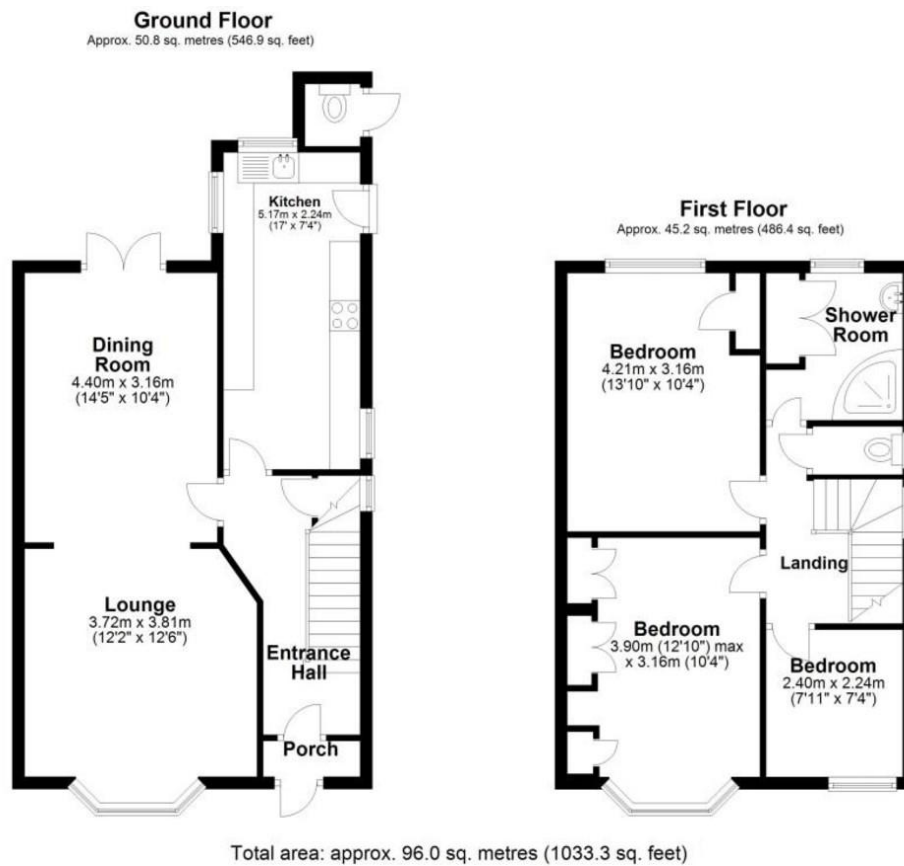
## DINING ROOM

14' 5" x 10' 4" (4.39m x 3.15m) Carpeted flooring, radiator, double glazed doors to rear leading to garden.

## KITCHEN

17' x 7' 4" (5.18m x 2.24m) White glossy eye level and matching base units with work tops, 4 ring electric cooker to remain, extractor over, slim line Bosch dish washer, Hotpoint washing machine, inset sink with swan neck mixer tap, space for under counter fridge & freezer, double glazed window to side and rear aspect, door to side aspect.





## STAIRS

Carpeted stairs and landing, loft hatch, double glazed window to side aspect, doors to bedrooms, cloak room and shower room.

## BEDROOM 1

13' 10" x 10' 4" (4.22m x 3.15m) Carpeted flooring, double glazed window to rear aspect, radiator, storage cupboard with shelving.

## BEDROOM 2

12' 10" max x 10' 4" (3.91m x 3.15m) Carpeted flooring, 5 door built in wardrobe with vanity, double glazed bay window to front aspect, radiator.

## BEDROOM 3

7' 11" x 7' 4" (2.41m x 2.24m) Carpeted flooring, double glazed window to front aspect, radiator.

## SHOWER ROOM

7' 0" max x 5' 0" max (2.13m x 1.52m) Comprising wash hand basin and shower cubicle (oof the mains) vinyl floor covering, airing cupboard housing Baxi gas boiler & hot water cylinder, radiator, double glazed window to rear aspect.

## CLOAKROOM

Low level WC, tiled floor, double glazed window to side aspect.

## GARAGE

16' x 9' (4.88m x 2.74m) Up & over roller door, power & light connected, side door, window to rear aspect.

## OUTSIDE CLOAKROOM UNDER MAIN ROOF

WC with high level flusher, accessed from driveway ideal when working outside in gardens.

## OUTSIDE

Block paved driveway with tandem off road parking, mature established front garden with shrubs, palm tree to centre with coloured stone chippings, rear gardens with patio area, lawn, side patio behind garage, raised bed, pathway down to green house, pond area, variety of established shrubs, bushes and trees, all enclosed by fencing.

## COUNCIL

Ipswich Borough Council  
Council tax band (D) £2,154.69

## NEAREST SCHOOLS

St Johns CEVAP school, St Albans Catholic school & Northgate High school.

Ladywood Road IPSWICH IP4 3NH	Energy rating <b>C</b>	Valid until: 28 August 2033
		Certificate number: 0737-6728-1200-0501-9226

## SERVICES

We understand all mains services are connected.



**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH**

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