







Sandpiper Road, Ipswich, IP2 9HU

Price £295,000 Freehold



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A great opportunity to purchase this 4 double bedroom extended family home located to the South West of Ipswich within walking distance to local shops schools and bus service. The property is arranged over two floors comprising enclosed side porch, entrance open plan modern fitted kitchen with integrated appliances, dining room, sunken lounge, utility room, G/F bathroom, stairs rising to first floor leading to 4 double bedrooms and shower room. Further benefits include double glazing throughout, gas central heating with new gas boiler fitted recently, off road parking for 2 cars and established rear garden. DON'T MISS OUT - EARLY INSPECTION RECOMMENDED.



SIDE ENCLOSED PORCH

UPVC double glazed patio doors into porch with further UPVC door into entrance/open plan kitchen.

ENTRANCE/OPEN PLAN KITCHEN

18' 8" x 9' 2" (5.69m x 2.79m) Modern fitted white glossy eye level and base units with roll edge work tops, integrated fridge/freezer, Samsung dish washer to remain, 5 ring electric Rangemaster cooker with matching Range master extractor hood, stainless steel sink & drainer with swan neck mixer tap, drinking water tap, engineered wood flooring, part glazed door into dining room, stairs to first floor, steps down to sunken lounge.



15' 3" \times 11' (4.65m \times 3.35m) Engineered wood flooring, double glazed window to front aspect, chrome slim line radiator, storage cupboard under stairs with double glazed window to side aspect.

LOUNGE

14' 11" x 14' 4" (4.55m x 4.37m) Step down from kitchen into sunken lounge with engineered wood flooring, radiator, double glazed French doors to rear garden, solid door through to utility room.

UTILITY ROOM

5' 5'' x 5' 4'' (1.65m x 1.63m) Engineered flooring, work top, plumbing for washing machine space for tumble tryer, solid door through to bathroom.







Total Area: 119.7 m2 ... 1289 ft2

BATHROOM

8' 10" x 5' 8" (2.69m x 1.73m) Comprising low level WC wash hand basin with storage cupboards under, Claw footed bath with mixer tap shower attachment, extractor fan, ceramic tiled floor, radiator with heated towel rail connected, double glazed window to rear aspect.

STAIRS

Carpeted stairs wood flooring to landing, double glazed windows bottom & top of stairwell, loft hatch, built in storage cupboards on landing, airing cupboard housing New gas boiler, doors to bedrooms and shower room.

BEDROOM 1

12' 8" \times 10' 11" (3.86m \times 3.33m) Carpeted flooring, double glazed window to front aspect, radiator, built in wardrobes, vanity with drawers under.

BEDROOM 2

10' 9" x 9' 3" (3.28m x 2.82m) Carpeted flooring, sky light tube for natural light, double glazed window tom rear aspect, radiator, 4 door built in wardrobes.

BEDROOM

 $10' \times 8'$ (3.05m x 2.44m) Wood flooring, double glazed window to rear aspect, radiator.

BEDROOM 4

10' 1" x 7' 10" (3.07m x 2.39m) Wood flooring, double glazed window to rear aspect, radiator.

SHOWER ROOM

Comprising Low level WC was hand basin with storage cupboards under, shower cubicle, ceramic tiled flooring, floor to ceiling tiled walls, chrome heated towel rail double glazed window to side aspect.

OUTSIDE

Block paved off road parking for 2 cars, side gate leading to rear garden which is laid to lawn 2 patio area's garden timber shed measuring approx 10' x 8' raised flower & shrub borders, side storage shed, gardens are all enclosed by fencing.

CONSUMER PROTECTION REGULATIONS 2008

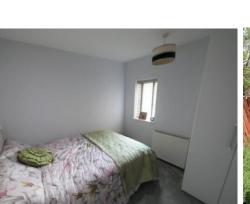
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Sandpiper Road IPSWICH IP2 9HU	Energy rating	Valid until:	12 May 2034
		Certificate number:	2170-4505-0040-4104- 0991







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01473 289333 www.your-ipswich.co.uk

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125 Dale Hall Lane, Ipswich, IP1 4LS Email: sales@your-ipswich.co.uk