



Sandpiper Road, Ipswich, IP2 9HU

Price £295,000 Freehold

**ipswich & suffolk** estate agents  
Part of the Your Ipswich Group



# Sandpiper Road, Ipswich, IP2 9HU

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.



## DINING ROOM

15' 3" x 11' (4.65m x 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 dryer, solid door through to bathroom.



Total Area: 119.7 m<sup>2</sup> ... 1289 ft<sup>2</sup>

### 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" x 10' 11" (3.86m x 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 to rear aspect, radiator, 4 door built in wardrobes.

### BEDROOM

10' x 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 wash 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

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and

occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has

agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

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



**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

01473 289333  
**[www.your-ipswich.co.uk](http://www.your-ipswich.co.uk)**

125 Dale Hall Lane, Ipswich, IP1 4LS  
Email: [sales@your-ipswich.co.uk](mailto:sales@your-ipswich.co.uk)



Ipswich & Suffolk Estate Agents (trading as Your Ipswich Ltd). Registered in England, Company No: 07815579 | VAT No: 150 7321 41.

Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.