



Springfield Lane, Ipswich, IP1 4EW

Guide Price £230,000 to £240,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

CHAIN FREE - An excellent opportunity to acquire this rarely available, handsome three bedroom semi-detached family home of deceptively generous proportions, located on a preferred road to the popular West of Ipswich, convenient to local shops and amenities, and with easy access to the A14. The well appointed accommodation is presented to a good standard throughout and briefly comprises; storm porch, entrance hall, fitted kitchen, sitting room, dining room, conservatory/family room, and cloakroom on the ground floor, with landing, three bedrooms, with en-suite to bedroom one, and family bathroom on the first floor. To the outside there is a low maintenance frontage, whilst to the rear there is a mature garden with lawn and patio. Further benefits include double glazing and gas fired central heating, parking is on road. Early viewing is highly advised.



STORM PORCH

Double glazed composite front door to entrance hall, tiled threshold.

ENTRANCE HALL

Radiator, under stairs cupboard, decorative bookend arch, stairs rising to first floor, BT Openreach point, doors to.

KITCHEN

12' 8" max. x 9' 9" approx. (3.86m x 2.97m) Double glazed windows to side and rear, double glazed side door to garden, electric plinth heater, a range of base and eye level wood effect cupboard and drawer fitted units, matching cupboard concealing modern wall mounted gas fired boiler, under unit courtesy lighting over granite effect work surfaces, inset one and a half bowl sink drainer unit with mixer tap, built-in electric oven and grill, inset gas hob with extractor chimney over, integrated dishwasher, space for fridge-freezer, under counter spaces for washing machine and tumble dryer, tiled splash backs, inset ceiling lights, tile effect flooring.



SITTING ROOM

13' 7" max. x 11' 9" approx. (4.14m x 3.58m) Twin double glazed windows to front, radiator, television point.

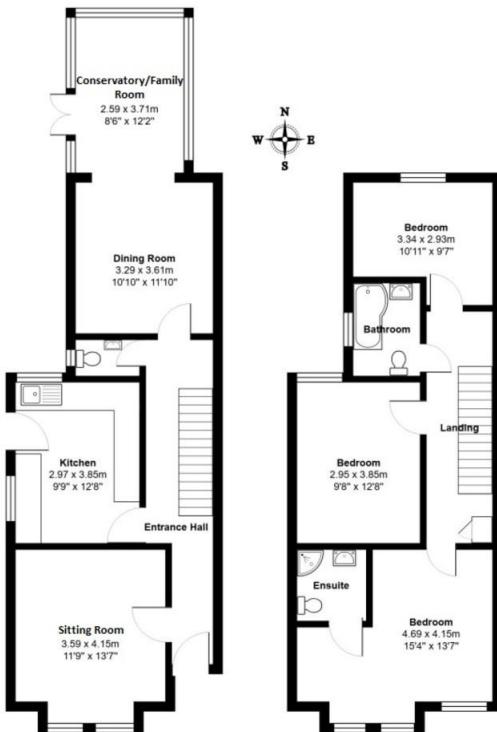
DINING ROOM

11' 10" x 10' 10" approx. (3.61m x 3.3m) Radiator, television point, opening through to conservatory/family room.



CONSERVATORY/ FAMILY ROOM

12' 2" x 8' 6" approx. (3.71m x 2.59m) Set on brick and double glazed to three aspects (eye level only on right-hand side), with four top opening windows and double glazed French doors to side opening out to the garden, tinted double glazed pitched roof with central fan light, radiator, mains power points.



Total Area: 115.1 m² ... 1239 ft²

CLOAKROOM

Obscured double glazed window to side, low level WC, wall mounted hand-wash basin with mixer tap and cupboard under, extractor fan, wood effect flooring.

STAIRS RISING TO FIRST FLOOR

LANDING

Built-in over stairs cupboard housing hot water tank, loft access, doors to.

BEDROOM ONE

15' 4" narrowing to 9' 5" x 13' 7" max. narrowing to 7' 5" approx. (4.67m x 4.14m) Three matching double glazed windows to front, radiator, television point, door to en-suite.

EN-SUITE

Chrome heated towel rail, shower cubicle with thermostatic shower, low level WC, wall mounted hand-wash basin with mixer tap and cupboard under, fully tiled walls, extractor fan, inset ceiling lights, tile effect flooring.

BEDROOM TWO

12' 8" x 9' 8" approx. (3.86m x 2.95m) Double glazed window to rear, radiator, television point.

BEDROOM THREE

10' 11" x 9' 7" approx. (3.33m x 2.92m) Double glazed window to rear, radiator, television point.

FAMILY BATHROOM

Obscured double glazed window to side, chrome heated towel rail, shaped panel shower bath with curved side screen and mixer tap with shower attachment, low level WC, pedestal hand-wash basin, fully tiled walls, extractor fan, inset ceiling lights, marble effect flooring.

OUTSIDE

To the outside there is a low maintenance predominantly slate chip frontage sitting between dual pathways, one leading to the front door and the other to a gated pedestrian accessway to the rear garden. The established rear garden is predominantly mature garden with lawn with a paved entertainment patio. Parking is on Road.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately 1,753.15 PA (2024-2025).

NEAREST SCHOOLS (.GOV ONLINE)

Springfield Infant Primary and Westbourne Academy High.

DIRECTIONS

Leaving Ipswich town centre and heading in a Westerly direction along Crown Street/A1156, at the roundabout take the second exit onto Norwich Road/A1156, continue along Norwich Road/A1156 and at the double roundabout take the second exit at the first roundabout and the first exit at the second roundabout, continue along Norwich Road/A1156, turn left onto Springfield Lane, the property is found on the right-hand side.

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.

Energy performance certificate (EPC)

Springfield Lane IPSWICH IP1 4EW	Energy rating D	Valid until: 28 August 2034
Certificate number:	0920-2187-0082-8003-1423	
Property type	Semi-detached house	

Property type
Semi-detached house

Total floor area
115 square metres



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

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