



Palmer & Partners



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Lotus Close, Ipswich, Suffolk, IP1 5QH

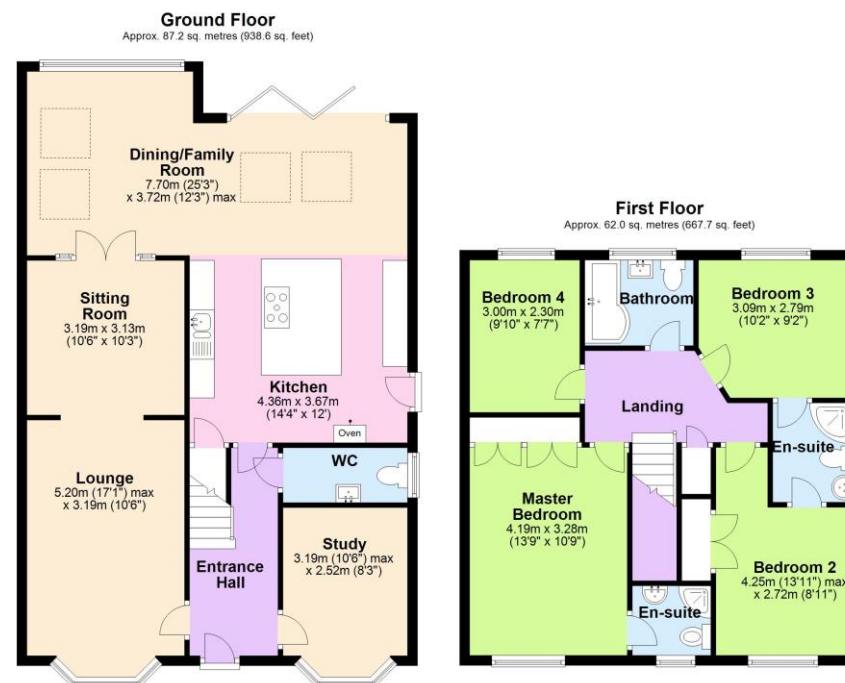
Asking Price: £425,000

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Palmer & Partners are delighted to present to the market this exceptional four bedroom detached house tucked away at the bottom of a cul-de-sac towards the west side of Ipswich and offering good access out to the A14 commuter trunk road. This beautiful family home is presented in pristine condition throughout and has been extended to the rear creating a wonderful open plan kitchen / living / dining room; and benefits from detached garage to the rear, off-road parking for three / four cars, a landscaped and well-stocked rear garden, and is being sold with no onward chain. As agents, we highly recommend the earliest possible internal viewing to fully appreciate the quality of the accommodation on offer which comprises entrance hall; ground floor cloakroom; study; lounge which opens through to a sitting room; stunning open plan kitchen / dining / family room with large centre island in the kitchen, and part vaulted ceiling and bi-folds in the dining / family room; first floor landing; family bathroom; and four bedrooms, one of which has it's own en-suite shower room, and two of which share a Jack & Jill en-suite shower room.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.

Council tax band: E
EPC Rating: TBC



Total area: approx. 149.2 sq. metres (1606.3 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. Plan produced using PlanUp.



