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Laurelhayes, Ipswich, Suffolk, IP2

9SA

Asking Price £290,000

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- Semi-Detached House
- Three Bedrooms
- Spacious Lounge
- Kitchen/Dining Room
- First Floor Bathroom
- New Driveway Providing Ample Parking
- Detached Garage
- Updated Low-Maintenance Rear Garden



Tucked away at the end of a quiet cul-de-sac on the highly sought-after Hayes development, on the southwest side of Ipswich, is this well-presented three-bedroom semi-detached home. The property offers excellent access to the mainline train station as well as the A12 and A14 commuter trunk roads, making it ideal for those needing convenient transport links. The current owners have recently installed a new block-paved driveway, providing ample off-road parking for several vehicles. They have also enhanced the rear garden with a newly laid patio,

artificial lawn, and smart new panel fencing, creating a stylish and low-maintenance outdoor space. As agents, we highly recommend an early internal viewing to fully appreciate the quality of accommodation on offer. The property comprises an entrance hall, lounge, spacious kitchen/dining room, first floor landing, family bathroom, and three bedrooms.

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 with a journey time of approximately 1hr 15mins. 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.

Outside – Front: The house is set back from the road and enjoys an impressive frontage. The current

owners have recently installed a newly laid block-paved driveway, providing off-road parking for several vehicles. From the front, there is access to the garage, a neatly maintained lawned garden, and gated side access leading through to the rear garden.

Detached Garage: 15'5" x 8'2" (4.7m x 2.5m) The garage features an up-and-over door, a pedestrian door opening directly into the rear garden, and is fully equipped with power and lighting.

Entrance Hall: Radiator, staircase to the first floor, understairs



cupboard, and doors to the lounge and kitchen/dining room.

Lounge: 13'11" x 10'10" (4.24m x 3.3m) Window to the front aspect and a radiator.

Kitchen/Dining Room: 16'6" x 10'11" (5.03m x 3.33m) The kitchen is fitted with a range of modern eye and base units with drawers, roll edge work surfaces, and a sink with drainer. Integrated appliances include an undercounter fridge, undercounter freezer, oven and hob with extractor hood above, with additional space for a tumble dryer. A peninsular island provides further storage and space for both

a dishwasher and washing machine. The room also features part tiled walls, tiled flooring, a radiator, inset ceiling spotlights, two windows overlooking the rear garden, and a door providing direct access outside.

First Floor Landing: Window to the side aspect, built-in cupboard, access to the loft, and doors to the bathroom and bedrooms.

Family Bathroom: A three-piece suite comprising a bath with shower over and glass shower screen, low-level WC and hand wash basin. The bathroom features tiled walls and flooring, a



heated towel rail, and an opaque window to the rear aspect.

Bedroom One: 13'11" x 10'6" (4.24m x 3.2m) Window to the front aspect, radiator, and ceiling inset spotlights.

Bedroom Two: 11'3" x 10'6" (3.43m x 3.2m) Window to the rear aspect and a radiator.

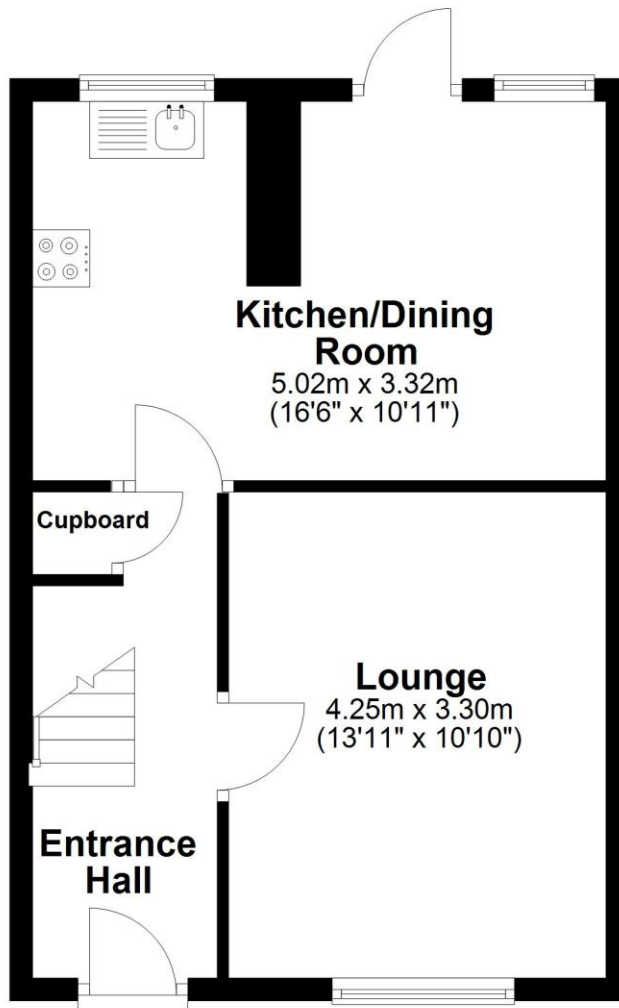
Bedroom Three: 10'3" x 6'11" (3.12m x 2.1m) Window to the front aspect and a radiator.

Outside – Rear: The low-maintenance rear garden has been upgraded by the current owners and now features an extensive newly laid patio, offering

an ideal space for alfresco entertaining. There is also a newly installed artificial lawn, a door providing access to the detached garage, and the garden is fully enclosed by newly erected panel fencing.

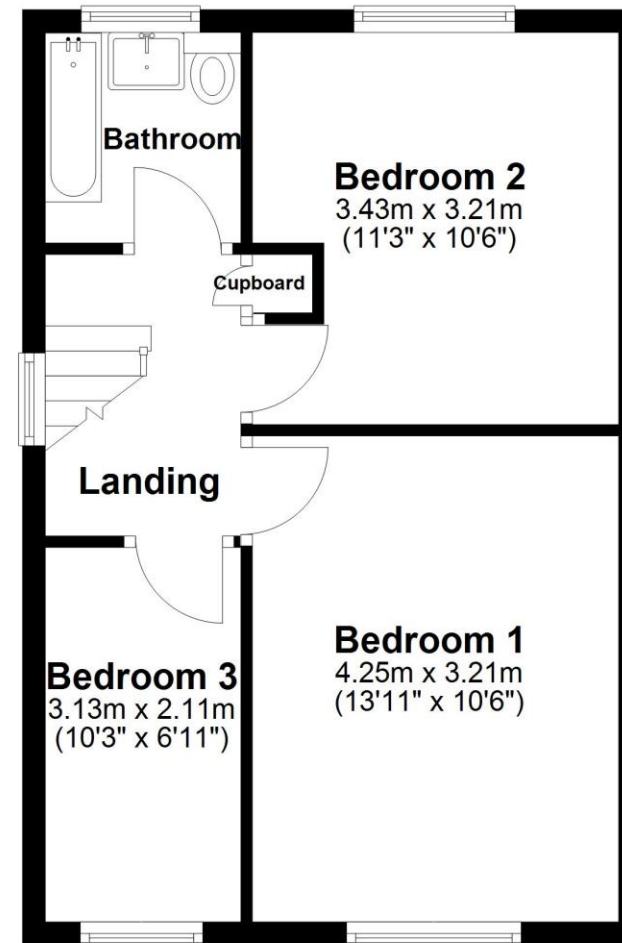
Ground Floor

Approx. 38.5 sq. metres (414.3 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.3 sq. feet)



Total area: approx. 77.5 sq. metres (834.6 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

3 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: C

Council Tax Band: B



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