



## Main Road, Lower Somersham, Ipswich, Suffolk, IP8 4PH

GP: £260,000 to £270,000

Situated towards the popular village location of Lower Somersham, lies this extended three bedroom mid-terrace house. This beautifully presented family home has been extended to create a front porch, large living space, and open plan kitchen / diner. The property benefits from off road parking, detached garage to rear, and county side views to the front.



To arrange a viewing please call the Ipswich office  
on **01473 211705**

### Accommodation Summary:

- Terraced House
- Three Bedrooms
- First floor Bathroom
- Village Location
- Off Road Parking
- Detached Garage





### Rooms:

**Outside- Front** The property is set back from the road with a large front garden which is laid to lawn, steps up to the front door with elevated views across the country side.

**Front porch** Door through to;

**Kitchen / Dining Room** 17'9" x 15'9" (5.4m x 4.8m). Fitted with a range of modern eye and base level units, inset sink and drainer, solid wood worktops, space for a rangemaster style cooker, washing machine, dishwasher and American style fridge freezer, understairs storage cupboard, integrated large extractor hood, separate build-in cupboard, radiator, tiled flooring, window to the front aspect, and French doors through to lounge.

**Lounge** 17'1" x 15'9" (5.2m x 4.8m). Radiator, stairs to the first floor, and patio doors to rear garden.

**First floor Landing** Loft access, airing cupboard, doors to the bedrooms and bathroom.

**Bedroom One** 11'2" x 9'2" (3.4m x 2.8m). Window to the front aspect and built-in wardrobe.

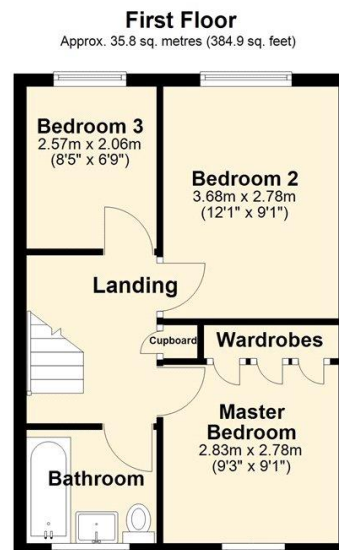
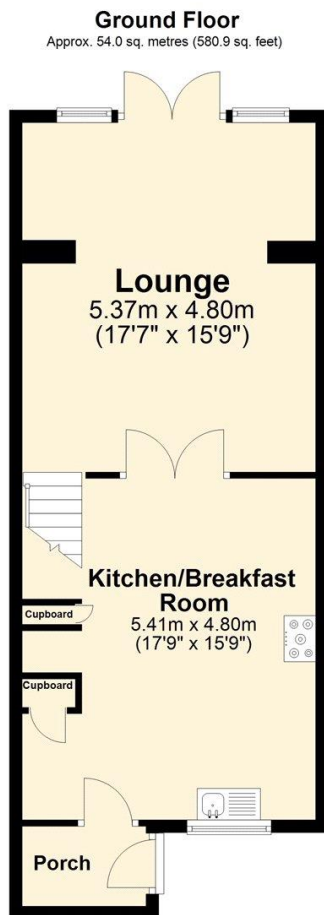
**Bedroom Two** 9'10" x 9'2" (3m x 2.8m). Window to the rear aspect and radiator.

**Bedroom Three** 8'6" x 6'8" (2.6m x 2.03m). Window to the rear aspect.

**Bathroom** A three-piece suite comprising bath with rainfall shower over, low-level WC and hand wash basin with storage beneath, upright radiator, and obscure window to the front aspect.

**Outside - Rear** The garden is predominantly laid to lawn with a patio area and gate opening out to the rear parking space.

**Detached Garage** Up and over door with power connected. The garage is located to the rear of the property and is access via a private lane.



Total area: approx. 89.7 sq. metres (965.9 sq. feet)

**Directions:**

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         | <b>82</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>67</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

**Local Authority:**

**Tenure:** Freehold