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Lambourne Road, Ipswich, Suffolk,
IP1 6RX

Guide Price £300,000 to £325,000

Palmer & Partners

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- Sought After Location
- North East Of Ipswich
- Cul De Sac
- Semi-Detached Property
- Three Double Bedrooms
- Recently Updated Bathroom
- Garage & Driveway
- Enclosed Rear Garden
- Double-Glazing & Gas Central Heating



Situated to the north east of Ipswich and in a sought-after location off Henley Road sits this very nicely presented three-bedroom semi-detached family home. Tucked away in a cul de sac the property offers a wonderful living space with a very light and spacious feel throughout and incorporates entrance hall, door to an integral garage, modern fitted kitchen, lounge/diner with an open staircase and conservatory to the ground

floor, whilst to the first floor the property offers three double bedrooms and a recently updated bathroom which has both a bath and shower. A larger than average semi-detached property it also benefits from gas central heating, double-glazing, a private rear garden and ample off-road parking in front of a garage to the front of the property.

The county town of Ipswich mixes historic character with a more modern waterfront and town centre. You will find medieval streets and older buildings in areas like the town centre, alongside regenerated docks, restaurants, cultural venues, and the university area around the Waterfront. The town is also an important economic hub for Suffolk, with strengths in business, education, culture, and links to nearby Felixstowe port and

London by rail with a journey time of approximately 1hr 15mins. Ipswich offers a range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park and Christchurch Park, and recreational facilities.

Outside – Front: The block paved driveway provides off-road parking for two to three vehicles in front of the garage.



Garage: 15'6" x 8'7" (4.72m x 2.62m) Up and over door, power and light.

Front Door: Into:

Entrance Hall: Radiator, built-in storage and door through to the integral garage.

Kitchen: 10'9" x 8'7" (3.28m x 2.62m) Double-glazed window to the front aspect, fitted with a matching range of eye and base level units, sink and drainer, space for larger style fridge freezer, space for cooker, space and plumbing for washing machine, tiled

splashback, tiled floor and door to the side.

Lounge/Diner: 20'10" x 18'2" (6.35m x 5.54m) Open plan with a large picture window out to the rear garden, two radiators, feature fireplace and open stairs up to the first floor. Off the dining area are patio doors to the conservatory.

Conservatory: 9'10" x 8'10" (3m x 2.7m) Doors opening out to the rear garden.

Landing: Access to loft with ladder which is part boarded.



Bedroom Two: 13'4" x 10'11" (4.06m x 3.33m) Double-glazed window to the front aspect and radiator.

Bedroom One: 13'9" x 11'10" (4.2m x 3.6m) Double-glazed window to the rear aspect, built-in wardrobe and radiator.

Bedroom Three: 9'10" x 8'8" (3m x 2.64m) Double-glazed window to the rear aspect, built-in wardrobe and radiator.

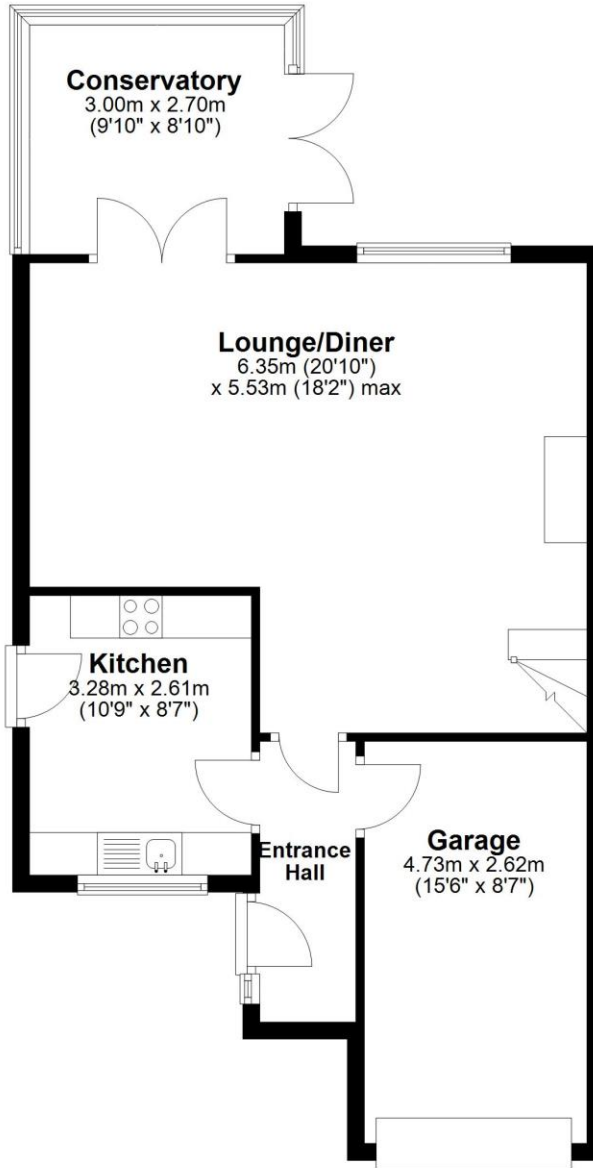
Bathroom: Recently updated there is a four-piece suite comprising enclosed bath, walk in shower, wc and vanity hand

wash basin with storage, frosted double-glazed window to the front aspect, tiled walls and upright radiator.

Outside – Rear: The rear garden is enclosed by panel fencing, is very private and landscaped with a laid to lawn area, patio area, well stocked with flower bed and shrub borders, shed, side access down to the front and raised stoned seating area to the rear.

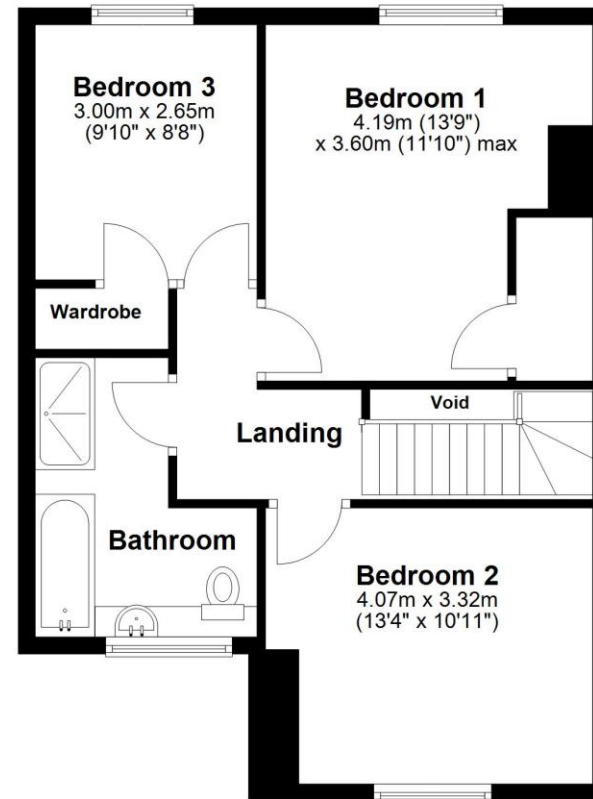
Ground Floor

Approx. 64.1 sq. metres (690.0 sq. feet)



First Floor

Approx. 54.0 sq. metres (581.1 sq. feet)



Total area: approx. 118.1 sq. metres (1271.1 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: To be confirmed

Council Tax Band: C



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