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Sheldrake Drive, Ipswich, Suffolk, IP2

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Offers in excess of £250,000

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- Semi-Detached House
- Three Bedrooms
- New Kitchen & Bathroom
- Spacious Lounge
- Good Size Non-Overlooked Rear Garden
- Ample Off-Road Parking



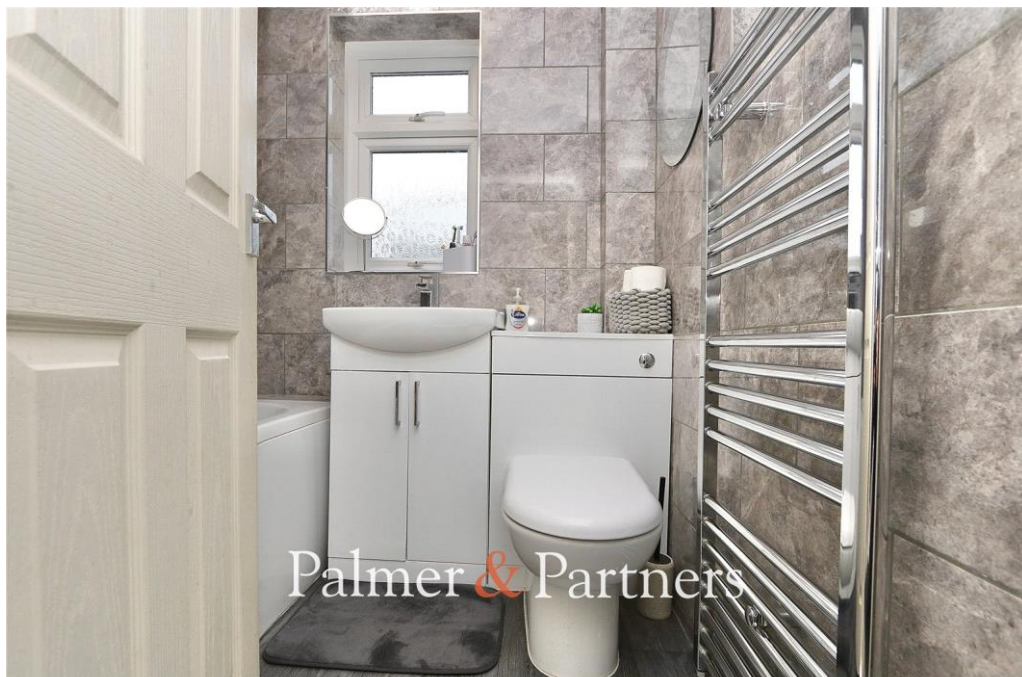
This well-presented and stylish three bedroom semi-detached house is situated towards the south west side of Ipswich offering good access to the mainline train station and A12 and A14 commuter trunk roads. This beautiful family home is set back from the road, has been updated by the current owners including new kitchen and bathroom, new flooring and has been redecorated, and benefits from off-road parking for several cars to the front and a

good size non-overlooked rear garden. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, ground floor bathroom, lounge, kitchen, and on the first floor are 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.

Council tax band: B  
EPC Rating: D



**Outside – Front:** The property is set back from the road with a large frontage; the garden is laid to lawn, there is off-road parking for several cars on a driveway, and gated side access to the rear garden.

**Entrance Hall:** Obscure window to the side aspect, radiator, stairs to the first floor, and doors to:

**Family Bathroom:** Recently refitted three piece suite comprising bath with shower over and shower screen, low-level WC and vanity hand wash

basin with storage beneath; heated towel rail; tiled walls; and obscure windows to the rear and side aspects.

**Lounge:** 15'4" x 10'10" (4.67m x 3.3m) Two windows to the front aspect, feature fireplace, and a large built-in under stairs cupboard.

**Kitchen:** 12'2" x 9'2" (3.7m x 2.8m) The kitchen has been refitted with a range of modern eye and base level units, square edge work surfaces, inset sink and drainer, integrated oven and electric hob with extractor

hood over, space for a fridge freezer and washing machine, radiator, inset spotlights, tiled flooring, window to the rear aspect, and door opening out to the rear garden.

**First Floor Landing:** Window to the front aspect, airing cupboard, loft access, and doors to the bedrooms.

**Bedroom:** 12'6" x 10'10" (3.8m x 3.3m) Window to the front aspect and radiator.

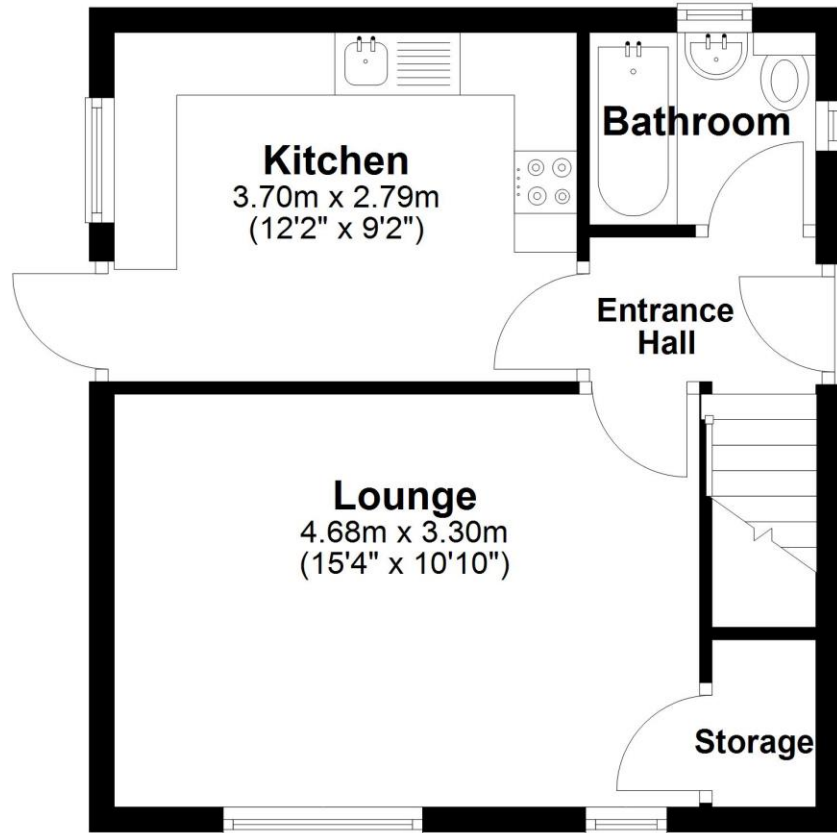
**Bedroom:** 9'2" x 9' (2.8m x 2.74m) Window to the rear aspect and radiator.

**Bedroom:** 9'9" x 9'6" (2.97m x 2.9m) Window to the rear aspect and radiator.

**Outside – Rear:** The good size non-overlooked garden is predominantly laid to lawn with a large patio seating area, wooden shed, brick-built outbuilding, shrub borders, and is fully enclosed by fencing.

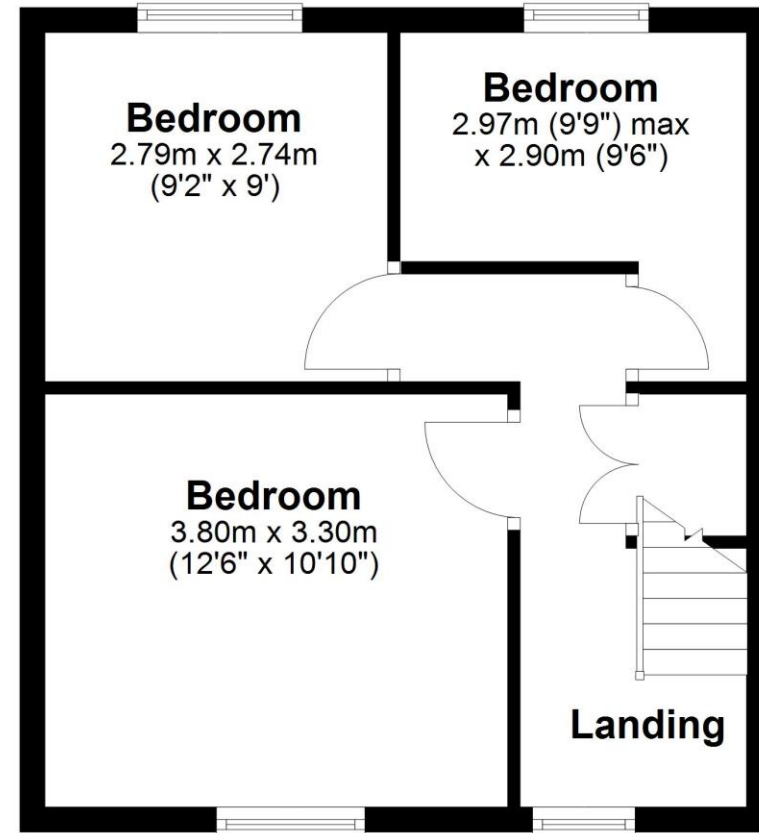
## Ground Floor

Approx. 34.7 sq. metres (373.8 sq. feet)



## First Floor

Approx. 34.9 sq. metres (376.1 sq. feet)



Total area: approx. 69.7 sq. metres (749.9 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,



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