



Palmer & Partners

3 Bedrooms

Windermere Close, Ipswich, Suffolk, IP3

Offers in excess of:

£240,000

EPC Rating: C



Tucked away down a cul-de-sac towards the south east side of Ipswich offering good access out to the A14 commuter trunk road, lies this three bedroom semi-detached house. The property would benefit from some updating and modernising and benefits from a rear garden of approximately 150ft (subject to survey), large detached tandem garage to the rear, off-road parking to the front, and provides scope to extend / develop (subject to planning permission). The accommodation comprises front porch, entrance hall, lounge, dining room which opens through to the kitchen, first floor landing, three bedrooms, family bathroom, and separate WC.



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: C
EPC Rating: C

For additional information and full photo gallery please visit www.palmerpartners.com



Outside – Front The garden is laid to lawn with shrub borders and flowerbeds and driveway providing off-road parking which leads to the garage in the rear garden.

Front Porch Door through to:

Entrance Hall Radiator, stairs to the first floor, under stairs cupboard, and doors to:

Lounge 16'9" x 11'10" (5.1m x 3.6m). Bay window to the front aspect, feature fireplace, and radiator.

Dining Room 9'5" x 7'10" (2.87m x 2.4m). Window to the rear aspect, radiator, and opening through to:



Kitchen 9'5" x 9'5" (2.87m x 2.87m). Fitted with eye and base level units, roll edge work surfaces, inset sink and drainer, tiled splash backs, integrated double oven and hob with extractor hood over, space for washing machine and under counter fridge, pantry cupboard, window to the side, and door opening out to the rear garden.

First Floor Landing Window to the side aspect; loft access; and doors to the bedrooms, bathroom and separate WC.

Bedroom 14'1" x 10' (4.3m x 3.05m). Bay window to the front aspect, radiator, and built-in wardrobe.

Bedroom 12' x 11'1" (3.66m x 3.38m). Window to the rear aspect, radiator, built-in wardrobe, and built-in cupboard.

Bedroom 7'10" x 7'6" (2.4m x 2.29m). Window to the front aspect and radiator.



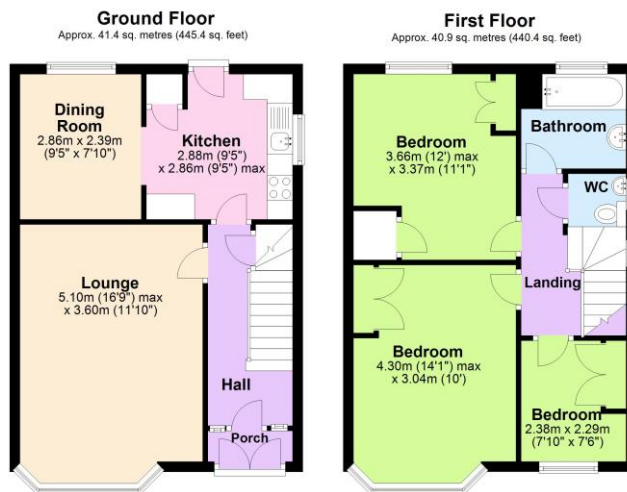
Family Bathroom Two piece suite comprising bath and vanity hand wash basin with storage beneath, radiator, and obscure window to the rear aspect.

Separate WC Two piece suite comprising low-level WC and hand wash basin, and obscure window to the side aspect.



Outside – Rear The garden is approximately 150ft (subject to survey) and very private and non-overlooked; extensively laid to lawn and well-stocked with a variety of mature trees, shrub borders and flowerbeds; patio seating area; door to the detached garage; and is fully enclosed by mature hedging and panel fencing with gated side access to the driveway which leads back down to the front.

Detached Tandem Garage 24' x 8'3" (7.32m



Total area: approx. 82.3 sq. metres (885.8 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.

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

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Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances, and specific fittings have not been tested. All photographs, measurements, floor plans, and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.