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Leopold Road

Northgate Catchment, Ipswich, IP4 4RP

Asking price £325,000

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Front Garden
Enclosed to a low height brick wall the front garden is laid to low maintenance block paving with a path leading to the front door and gated side access to the rear of the property.

Entrance Hallway
Doors to the lounge, dining room and understairs cupboard, radiator and carpeted flooring.

Lounge
14'1" x 11'10" (4.31 x 3.62)
Front aspect double glazed bay window, fireplace, radiator and carpeted flooring.

Dining Room
15'8" x 10'11" (4.80 x 3.33)
Rear aspect double glazed window, rear aspect door to the kitchen, front aspect door to the stairs, radiator and carpeted flooring.

Kitchen
12'6" x 9'11" (3.83 x 3.04)
Base and eye-level units with rolled edge worktops and tiled splash-back, integrated electric oven and hob with extractor over, integrated 1 1/2 bowl sink and drainer, space for a fridge freezer, boiler cupboard, two side aspect double glazed windows, tiled flooring and open through to the utility room.

Utility Room
6'7" x 5'11" (2.02 x 1.82)
Eye-level units with rolled edged worktops, space and plumbing for a washing machine, space for a tumble dryer, tiled flooring, side aspect door to the W.C. and rear aspect UPVC double glazed door to the garden.

Downstairs W.C.
5'11" x 2'10" (1.82 x 0.88)
Low-level W.C., wall mounted hand wash basin with tiled splash-back, side aspect frosted double glazed window and tiled flooring.

Landing
Doors to all bedrooms and the bathroom, loft access and carpeted flooring.

Bedroom One
12'3" x 10'11" (3.75 x 3.34)
Rear aspect double glazed window, built-in wardrobes, over stairs storage cupboard, radiator and carpeted flooring.

Bedroom Two
11'10" x 9'4" (3.61 x 2.85)
Front aspect double glazed window, over stairs cupboard, radiator and carpeted flooring.

Bedroom Three
10'9" x 7'11" (3.29 x 2.42)
Rear aspect double glazed window, built-in wardrobes, radiator and carpeted flooring.

Bedroom Four
11'10" x 5'10" (3.61 x 1.80)
Front aspect double glazed window, radiator, carpeted flooring and door through to bedroom two.

Bathroom
8'4" x 7'0" (2.54m x 2.13m)
Panel bath with stainless steel taps, corner shower cubicle with stainless steel riser, handheld and rainfall shower attachments, low-level W.C., hand wash basin into vanity unit, side aspect frosted double glazed window, radiator and tiled flooring.

Rear Garden
Enclosed to fencing the rear garden is mainly laid to lawn with a block paved seating area, a variety of mature trees including plum & acer, shrubs and flower

beds and gated side access round to the front of the property. The rear garden backs on to St Johns Primary playing field, as a result it is completely unoverlooked and there is virtually no noise on evenings and weekends.

Agents Notes

Tenure - Freehold
Council Tax Band - D









































Road Map



Hybrid Map



Terrain Map



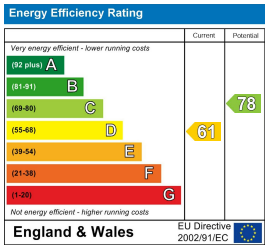
Floor Plan

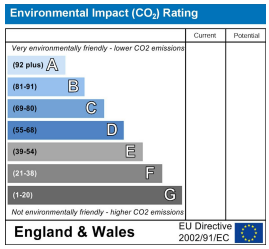


Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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