



www.hizzyproperty.co.uk



15 Leicester Close, Ipswich, IP2 9EX

Offers over £220,000

INTRODUCTION:

A really smart 3 bedroom semi detached family home tucked away in a small cul de sac to the south west side of town. The property which has been owned by the present owner for a number of years and offers very well presented living accommodation that would ideally suit a young family. The property has Upvc windows along the roof fascia and barge boards and gas heating (not tested). This immaculate home offers generous and extended accommodation which includes a good sized conservatory to the rear that leads off from the kitchen and provides a great space for the family, a fitted kitchen, 17ft living room and a useful downstairs cloakroom. Upstairs, there are 3 decent sized bedrooms and a family bathroom. Outside, there are pleasant front and rear gardens, a long driveway and garage.

GROUND FLOOR

You walk into the reception hall which has the stairs to the first floor, door into the living room, kitchen and the cloakroom. The living room is at the front of the home and has a lovely light, bright and spacious feel with doors leading back into the kitchen. The kitchen is fitted with a good selection of cupboards and drawers along with a decent amount of work surface space. Fitted appliances include the double oven, 5 ring gas hob and extractor, there is then a door back into the main hall and into the conservatory. The conservatory is a lovely light room with double doors which lead out onto the garden, it would work well as a dining room that combines well with the kitchen. There is also a downstairs wc.

FIRST FLOOR:

The landing has built in cupboards, and doors into all the rooms. The three bedrooms are a decent size with the master having a range of fitted wardrobes and the second in size having a built in wardrobe. The family bathroom offers a four piece suite.

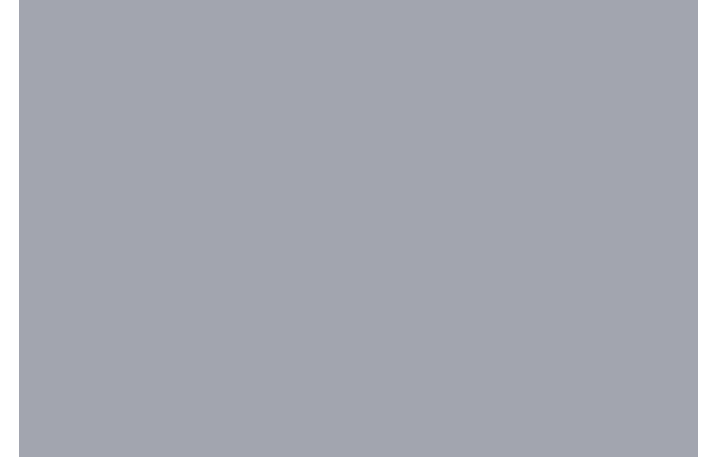
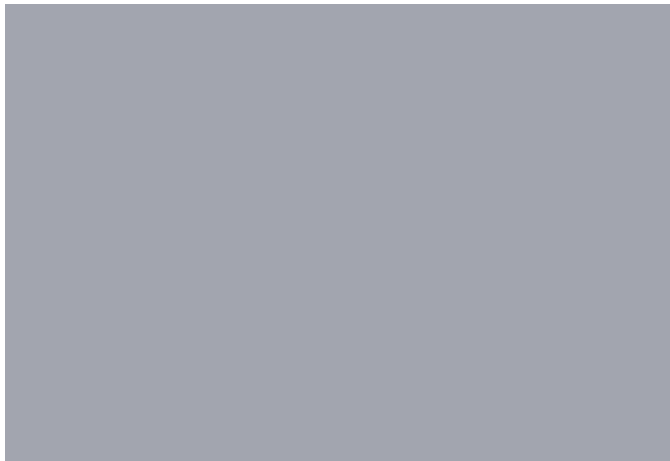




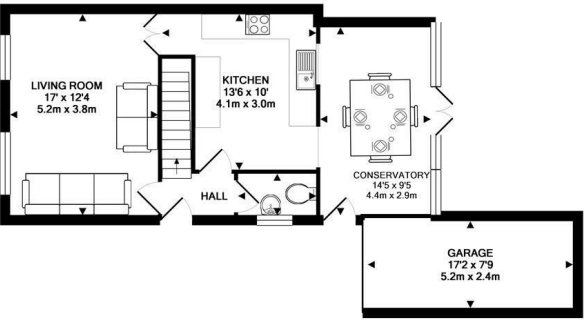
- POPULAR LOCATION
- GARAGE

- 3 BEDROOMS

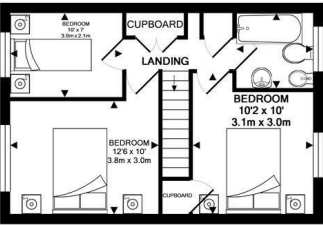
- CONSERVATORY



Floor Plan



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2019

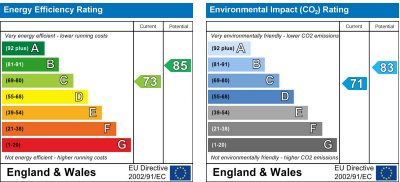
THEY LOVE

The bustling row of coffee shops and eateries on your doorstep

WE LOVE

A stylish rear extension designed by Moon architects, perfect for parties

EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



01473 875101
hello@hizzyproperty.co.uk