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2 Mill Place Ladbroke Close, Elmsett, Ipswich, IP7 6GZ

Guide price £395,000

INTRODUCTION:

A surprisingly spacious and superbly presented 4 bedroom bungalow offered with very generous room sizes and a stunning south facing garden. The property is quite deceptive in size and from the front this does not really show until you step inside where you will immediately see and feel the space. We would therefore urge potential buyers to go along and see for yourself the accommodation and gardens on offer to fully appreciate it. The property would ideally suit a growing family or maybe an older couple who still want that extra space and still enjoy all the benefits of a large garden. The accommodation includes a lovely spacious hallway, 4 double bedrooms with an en suite to the master, a huge modern family bathroom, a very good sized kitchen/breakfast room with enough space for a decent sized table and chairs for all the family to sit around, a stylish and modern conservatory which overlooks the large rear garden and a comfortable and cosy living room. There is also no passing traffic as the property is located towards the end of the cul de sac. The home and gardens are further complimented with

great views to the rear, its own parking, a garage and a small park close by making it ideal for families with smaller children. If you enjoy the open countryside or maybe walking the dog then this too is right on your doorstep. The property also has gas heating (not tested) and we also understand that the boiler was replaced around 18 months ago.

ACCOMMODATION:

As you walk into the hall you are greeted by a large entrance space which provides access to all the rooms and could almost be used as a study area. The kitchen breakfast room has a nice light and bright feel and is fitted with a good selection of cupboards and work surface space with built in gas hob, double oven, extractor and dishwasher, there is also plenty of space for a table and chairs with the room linking through in to the conservatory which, when opened up provides a wonderful large space for entertaining. The conservatory which has





- SPACIOUS ACCOMMODATION
- GENEROUS ROOMS

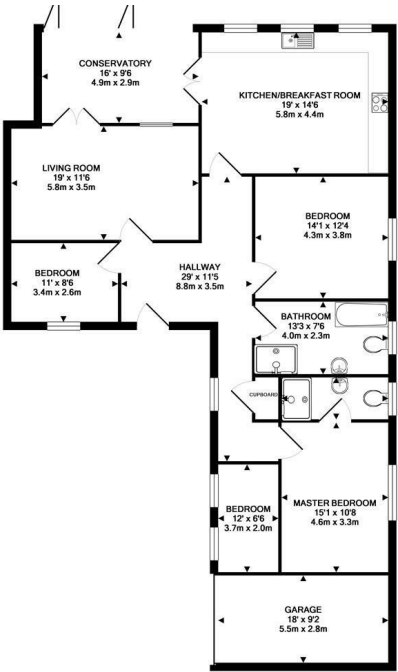
- BEAUTIFUL GARDEN
- GARAGE

- SUPERB GARDENS
- LOVELY CONSERVATORY





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such for only 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 Moonbeam 2024/10

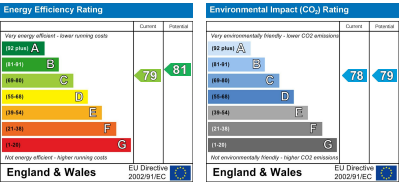
THEY LOVE

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



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