



Leopold Road, Ipswich, IP4 4RP

welcome to

Leopold Road, Ipswich

Beautifully presented, three-bedroom terraced home featuring a stunning modern kitchen/diner, a ground floor cloakroom, an un-overlooked, landscaped rear garden and a stylish first floor bathroom, ideally situated in a popular East Ipswich location.

Entrance Hall

Original floorboards, radiator, an understairs storage cupboard and stairs to the first floor.

Lounge

Double glazed window to the front, original floorboards, radiator, attractive brick fireplace and TV point.

Kitchen/Diner

A spacious, open-plan room with a contemporary fitted kitchen, boasting a range of grey, handleless base units, marble effect worktops, tiled splashbacks, a ceramic white sink plus drainer and gold mixer tap, an integrated oven with induction hob and extractor hood, an integrated washing machine, integrated waste and recycling bins, a large pantry cupboard housing the modern boiler (approximately 4 years old), two double glazed windows overlooking the rear garden, wood-effect flooring, bespoke shelving and a radiator.

Lobby

Wood-effect flooring and door leading to the rear garden

Cloakroom

Low level WC, wash hand basin and wood-effect flooring.

First Floor Landing

Carpet flooring and loft access.

Master Bedroom

Double glazed window to the front, carpet flooring, contemporary radiator, built-in wardrobe and additional shelving.

Bedroom Two

Double glazed window to the rear, carpet flooring and radiator.

Bedroom Three

Double glazed window to the front, carpet flooring and radiator.

Bathroom

A stylish modern suite with low level WC, vanity unit with circular wash basin and chrome mixer tap, a panel bath with shower over, a waterfall showerhead and a black glazed shower screen, Victorian style tiled effect flooring, partially tiled walls, grey heated towel rail, extractor fan and double glazed window to the rear,

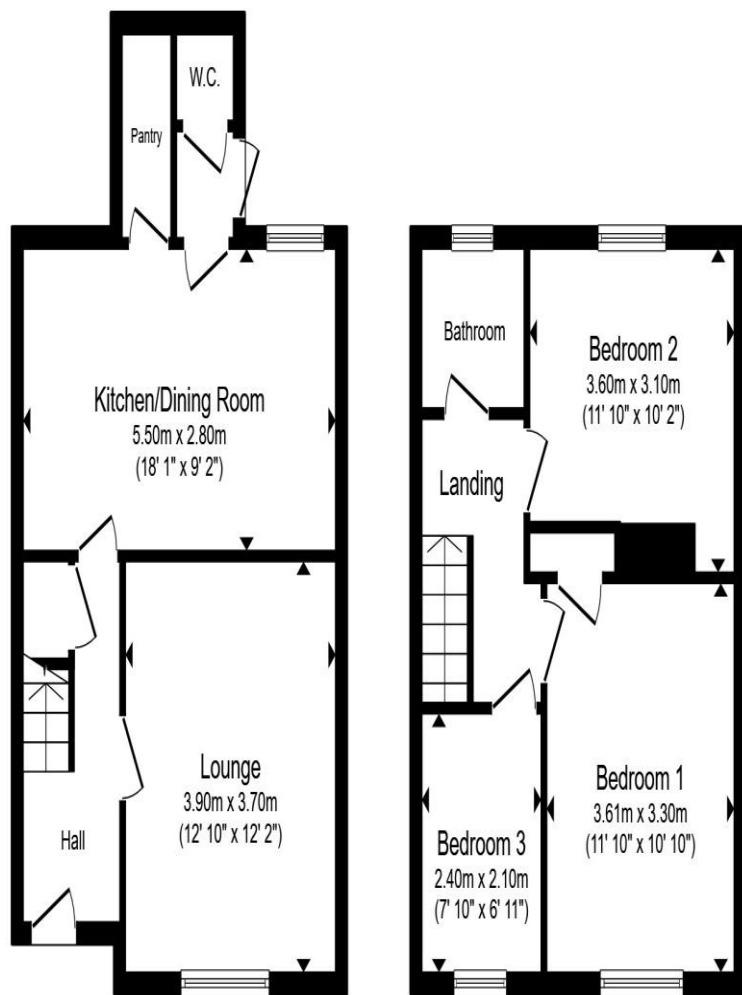
Outside:

Front Garden

A walled border with pathway leading to the front door.

Rear Garden

A landscaped and largely unoverlooked rear garden, thoughtfully designed to provide a variety of outdoor seating and entertaining areas. Features include a lawned area, a raised decking terrace with pergola over, timber sleeper planters, a hard standing pathway leading through the garden, a shed, an outside tap and fully enclosed border. This is an excellent outdoor space, perfect for families, entertaining and enjoying the warmer months.

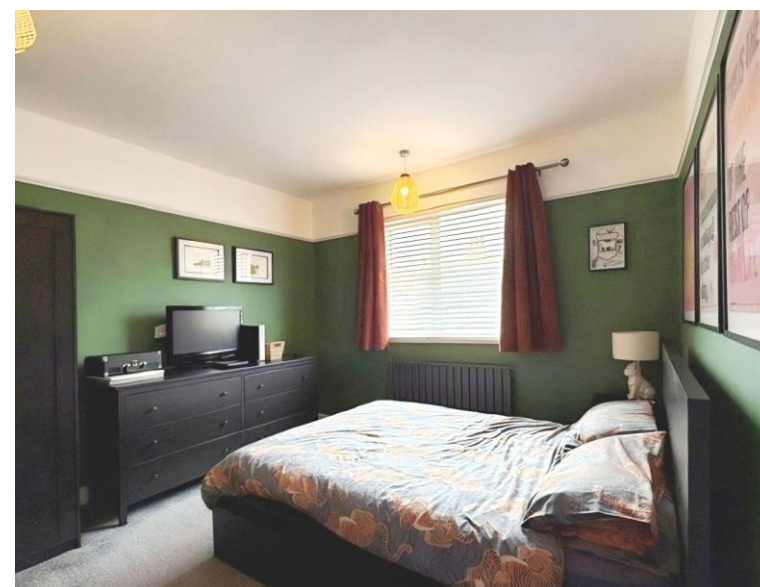


Ground Floor

First Floor

Total floor area 76.9 m² (827 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Leopold Road,
Ipswich

- Complete onward chain
- Three well-proportioned bedrooms
- Stunning open-plan kitchen/diner
- Ground floor cloakroom
- Stylish first floor family bathroom

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£220,000



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Property Ref:
IPW104352 - 0002

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william h brown



01473 721965



IpswichEast@williamhbrown.co.uk



33 Woodbridge Road East, IPSWICH, Suffolk,
IP4 5QN



williamhbrown.co.uk