



58 Defoe Road, Ipswich, Suffolk, IP1 6SQ

Guide Price £375,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

NO ONWARD CHAIN - A great opportunity to purchase this extended detached bungalow located to the North-West of Ipswich close to local shops, schools and bus service. Built in the 1970's and extended in 2017, the accommodation now provides: entrance hall, 3 double bedrooms, master with en-suite, family bathroom, utility room and open plan kitchen/dining/living room with lantern light providing lots of natural light. Outside are front and rear gardens, off road parking and there is gas central heating and double glazing throughout.



ENTRANCE HALL

Door into entrance hall, radiator, rear hallway loft hatch, doors to bedrooms bathroom and open plan kitchen/dining/living room.

KITCHEN/DINING/LIVING ROOM

22' 4" x 15' 3" (6.81m x 4.65m) Modern fitted kitchen with matching Grey glossy wall & base units with worktops, matching island with breakfast bar and built in base units, electric 4 ring hob with extractor over, electric wall oven and grill plus microwave, inset sink and drainer with swan neck mixer tap, new integrated dish washer and bin store, space for American fridge/freezer, bi-fold double glazed doors opening into rear garden, tiled flooring with under floor heating, lantern light.



UTILITY ROOM

7' 8" x 4' 10" (2.34m x 1.47m) Matching base units with work top, plumbing for washing machine, inset sink and drainer with mixer tap, 2 door built in cupboard housing Worcester gas boiler, double glazed door and window to side aspect.

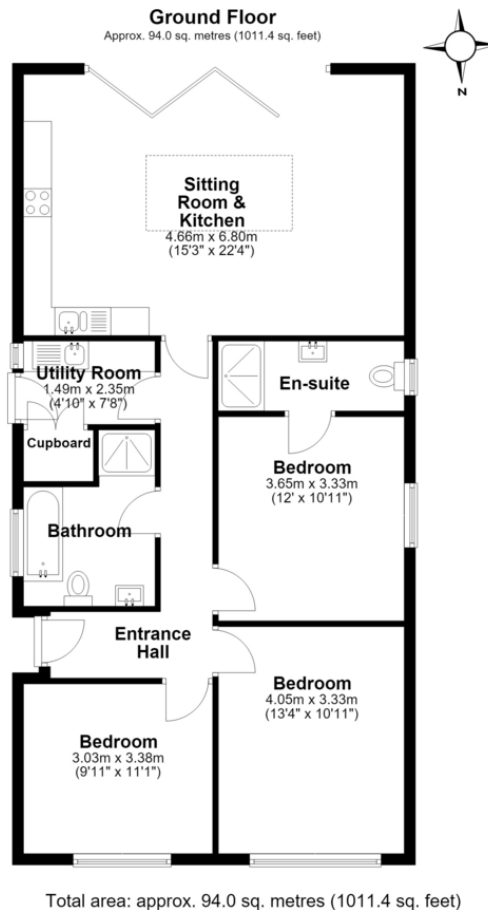
BEDROOM 1

12' x 10' 11" (3.66m x 3.33m) Carpeted flooring, radiator, double glazed window to side aspect, door into en-suite.

EN-SUITE

Comprising low level WC, wash hand basin with storage under, shower cubicle, tiled flooring with under floor heating, double glazed window to side aspect, half tiled walls, extractor fan.





BEDROOM 2

13' 4" x 10' 11" (4.06m x 3.33m) Carpeted flooring, radiator, double glazed window to front aspect.

BEDROOM 3

11' 1" x 9' 1" (3.38m x 2.77m) Carpeted flooring, radiator, double glazed window to front aspect.

BATHROOM

7' 4" x 6' 11" (2.24m x 2.11m) Comprising low level WC wash hand basin with storage under, bath and shower cubicle, tiled flooring, under floor heating, chrome heated towel rail, double glazed window to side aspect.

OUTSIDE

Block paved driveway providing off road parking for up to 3 cars, timber fence to front, variety of bushes to side, access from both sides of the bungalow leading to rear garden with paved patio area for entertaining, lawn area, timber garden shed, all enclosed by fencing.

COUNCIL

Ipswich Borough Council, Tax Band (C) £2,094.00p.

NEAREST SCHOOLS

Castle Hill infant & junior schools & Ormiston Endeavour Academy.

SERVICES

We understand all mains services are connected.

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

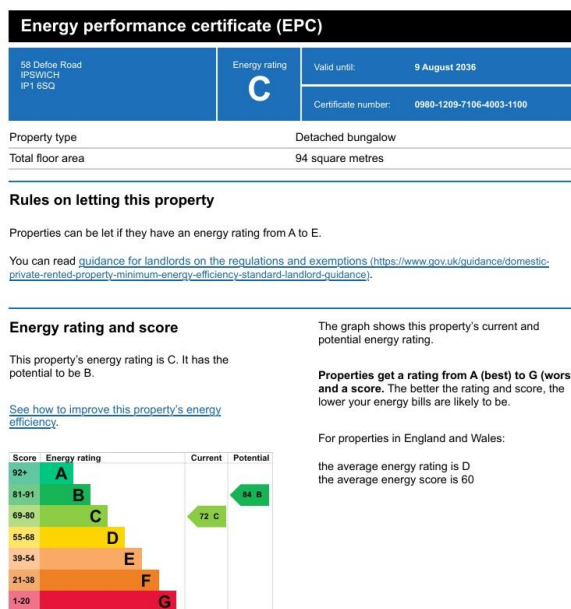
BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to:

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



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