



1 Lysander Drive, Ipswich

Minors & Brady

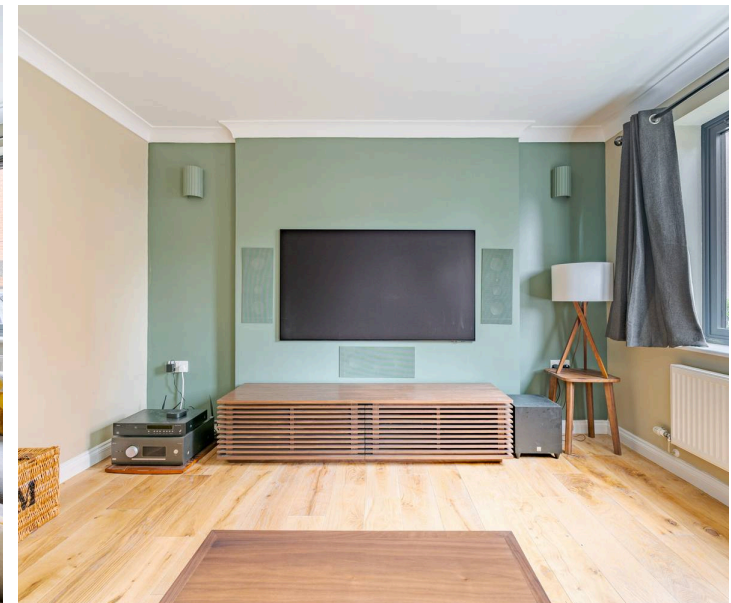


# 1 Lysander Drive

## Ipswich

A truly turnkey home, comprehensively upgraded to an exceptional standard with premium finishes throughout. This impressive three-bedroom property offers approximately 919 sq. ft. of beautifully presented accommodation, combining stylish contemporary living with high-quality craftsmanship at every turn. The heart of the home is a stunning Howdens solid wood kitchen with granite worktops and integrated Miele appliances, complemented by a spacious living room featuring a built-in Monitor Audio 7.1 surround sound system. Extensive improvements include newly fitted aluminium windows, a composite front door, solid oak flooring, smart home technology, and a recently upgraded Viessmann central heating system. Outside, a versatile converted garage and landscaped rear garden with decking create additional living and entertaining space, completing this outstanding home.

- Exceptional three-bedroom home finished to an outstanding standard throughout
- Bespoke Howdens solid wood kitchen with granite worktops and integrated Miele appliances
- Living room with integrated Monitor Audio 7.1 surround sound system
- Newly fitted aluminium windows and composite entrance door
- Solid oak flooring and premium Howdens Suffolk doors throughout
- Modern Viessmann central heating system with new cylinder and radiators
- Smart home features including Philips Hue lighting and Hive heating controls
- Flexible converted garage ideal as a home office, gym or additional reception room



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### The Location

Situated within a well-established residential area in Ipswich, this location offers a convenient and well-connected setting that appeals to a wide range of buyers. The surrounding neighbourhood is characterised by a mixture of traditional homes and mature residential streets, creating a settled and welcoming atmosphere whilst remaining close to a variety of everyday amenities.

Residents benefit from easy access to a selection of local shops, supermarkets and services, with both Sainsbury's and Asda within convenient reach for daily essentials. The area is also well served by healthcare facilities, leisure amenities and a number of well-regarded schools, making it a practical choice for families.

Ipswich town centre is located just a short drive away and provides an extensive range of shopping, dining and entertainment options. From high street retailers and independent boutiques to cafés, restaurants and cultural attractions, there is something to suit all lifestyles. The town's popular Waterfront marina area is also easily accessible, offering a vibrant selection of bars, eateries and scenic walking routes along the water's edge.

For commuters, the property is well positioned for access to the A14, providing links across Suffolk and beyond, whilst Ipswich railway station offers rail connections to London Liverpool Street and other major destinations. A variety of nearby parks, open spaces and recreational facilities further enhance the area's appeal, providing opportunities to enjoy the outdoors while remaining close to the conveniences of town living.



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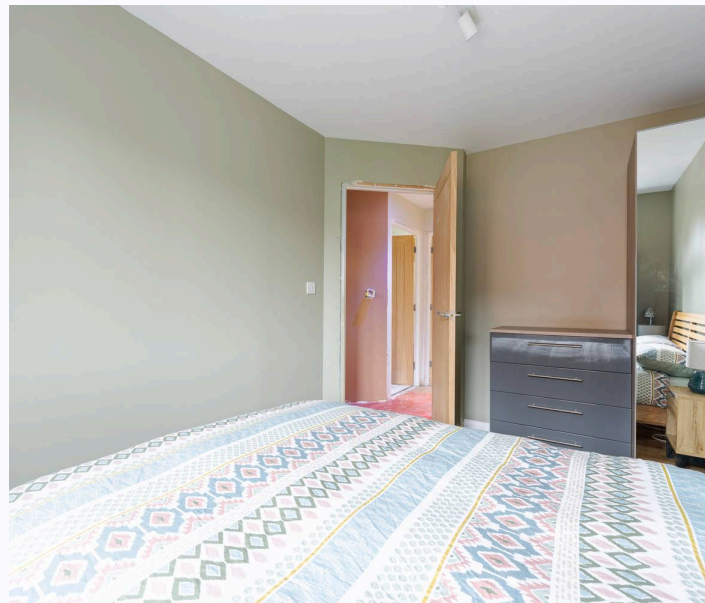
## Lysander Drive, Ipswich

Occupying a superb position within a highly regarded residential location, this beautifully upgraded three-bedroom home has been extensively improved by the current owners to create a stylish and contemporary property finished to an exceptional standard throughout. Offering approximately 919 sq. ft. of accommodation, the property combines high-quality fixtures and fittings with practical family living, making it an ideal purchase for a wide range of buyers.

The accommodation is centred around a spacious living room, enhanced by built-in Monitor Audio 7.1 surround sound speakers discreetly integrated into the walls and ceilings, creating the perfect entertainment space. The impressive kitchen has been refitted with a high-end solid wood Howdens kitchen, complemented by granite worktops and a range of premium Miele appliances, whilst a useful utility area provides further practicality.

Throughout the home, quality is evident in every detail. There are solid oak floors throughout, solid wood Howdens Suffolk internal doors, newly fitted window boards and a tasteful décor scheme finished using premium Farrow & Ball paints. The property also benefits from Philips Hue smart lighting and a Hive smart heating control system, offering modern convenience and control.

To the first floor are three bedrooms served by a beautifully appointed and recently refitted bathroom, featuring a wall-mounted WC and Aqualisa electronic shower.



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Further improvements include newly fitted aluminium windows, a new composite front door, and a complete upgrade of the central heating system just two years ago, incorporating a high-specification Viessmann boiler, new hot water cylinder and radiators.

Externally, the property continues to impress. The former garage has been professionally converted into a versatile additional room, ideal as a home office, gym, hobbies room or playroom, whilst retaining the ability to be converted back to a garage if desired. The rear garden has been thoughtfully landscaped and enjoys a lawned area, garden shed and an attractive 3-metre decking area connecting the house and converted garage, creating an ideal outdoor entertaining and relaxation space.

Presented to an outstanding standard and offering a level of finish rarely found within properties of this type and price range, early viewing is highly recommended.

## Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

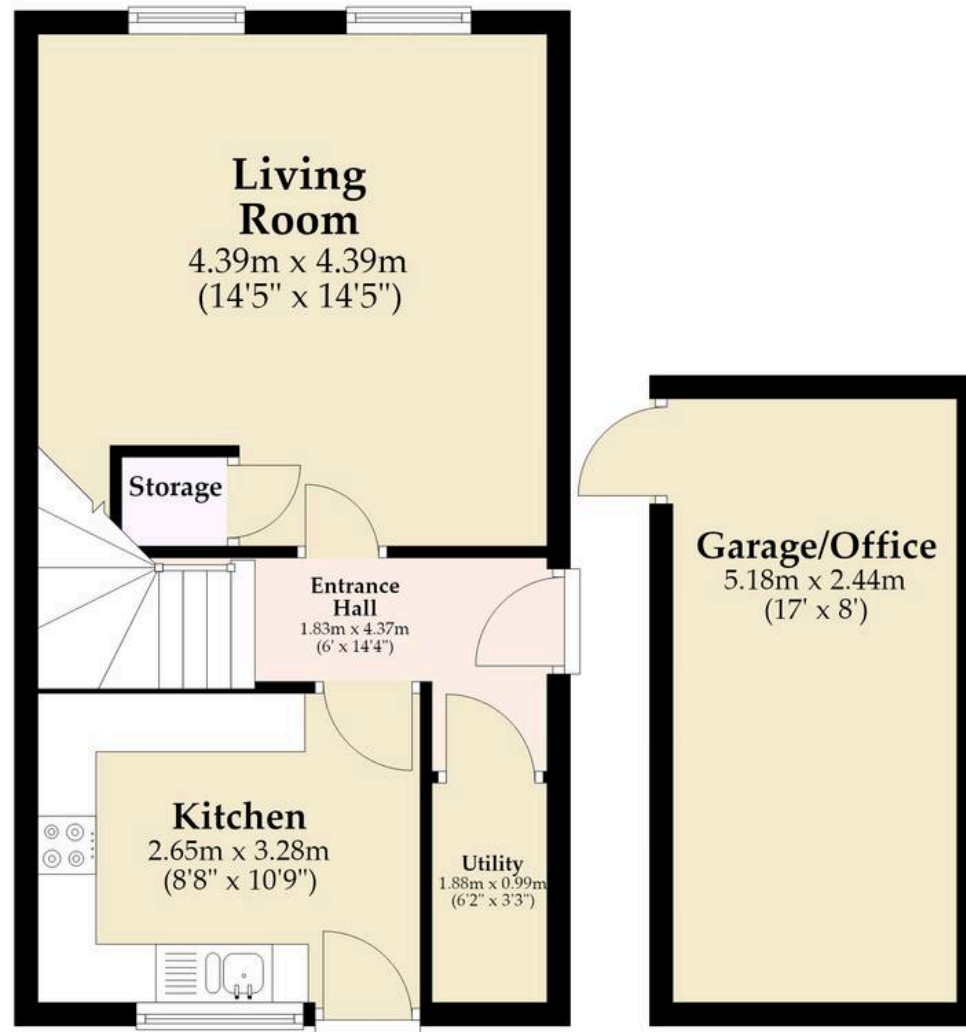


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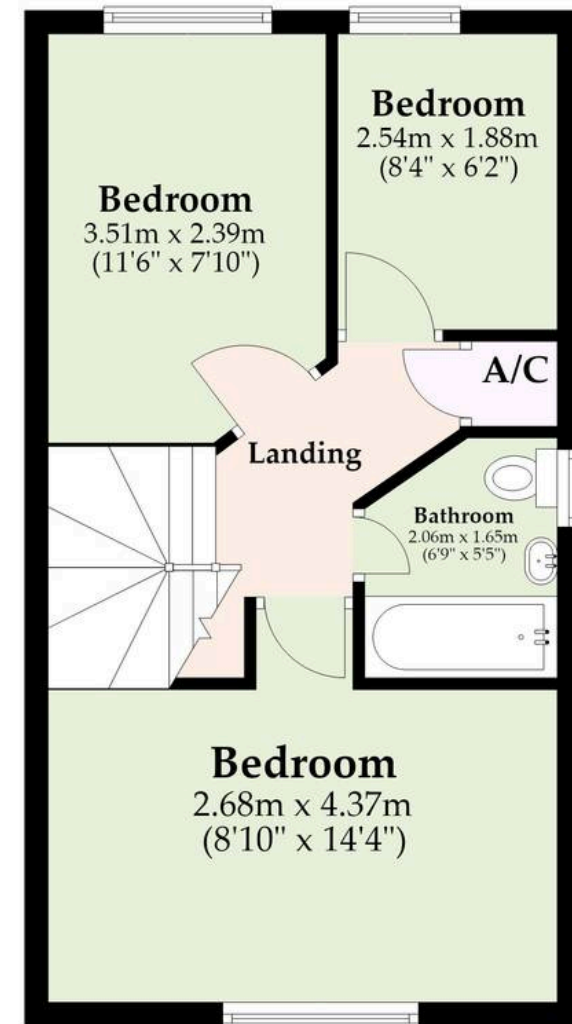
## Ground Floor

Approx. 49.1 sq. metres (528.0 sq. feet)



## First Floor

Approx. 36.3 sq. metres (390.9 sq. feet)



Total area: approx. 85.4 sq. metres (918.9 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Plan produced using PlanUp.

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