



GRIFFITH CLOSE, IPSWICH, IP4 3ER

TENURE : FREEHOLD

GUIDE PRICE £425,000

- Link-Detached family Home
- Four Bedrooms
- En-suite to Bedroom One
- Living Room; Kitchen/Diner
- Utility Area; Cloakroom
- Car Port & Garage

THE ACCOMMODATION



Entrance Hall

With stairs off to the first floor, and doors to...

Cloakroom

Fitted with a WC and wash basin.

Living Room $5.55m \times 3.30m (18' 3" \times 10' 10")$

With windows to front and side aspect and a glazed door with fixed windows either side overlooking and giving access to the rear garden.



Kitchen/Diner $5.55m \times 2.94m (18' 3" \times 9' 8")$

With windows to front and rear aspect, a range of wall and base cabinets, work surfaces, integrated dishwasher, electric double oven, gas hob and cooker hood, inset one-and-a-half bowl drainer/sink unit, wall-mounted boiler, open to a...

Utility Area $2.17m \times 1.94m (7' 1" \times 6' 4")$

With cabinets and work surface, plumbing for washing machine, under stairs storage cupboard and door to the rear garden.

First Floor Landing

With built-in storage cupboards, window to rear aspect and doors to...



Bedroom One & En-Suite $3.42m \times 3.38m (11' 3" \times 11' 1")$

(Bedroom measurement only) a double bedroom with dual aspect windows, a built-in wardrobe and an En-Suite Shower Room fitted with a shower enclosure, WC and wash basin.

Bedroom Two $3.08m \times 2.98m (10' 1" \times 9' 9")$

With window to front aspect, and built-in cupboard.

Bedroom Three $3.34m \times 3.07m (10' 11" \times 10' 1")$

With window to front aspect.

Bedroom Four $3.04m \times 2.11m (10' \times 6' 11")$

With window to rear aspect.

Bathroom

Fitted with a three-piece suite comprising a bath with shower mixer tap, WC and wash basin.

Outside

To the front of the property is a shingled area, with a carport to the side, which leads to a gate to the rear garden, and a garage with up-and-over door, power and light connected and a courtesy door to the rear garden with a large patio area, lawn, pond and mature shrubs and planting beds.

THE PROPERTY & LOCATION

A well presented and spacious family home situated in a popular no-through road within the Northgate High School catchment area. The property comprises an entrance hall, cloakroom, living room, kitchen/diner, four bedrooms, an en-suite shower room and family bathroom. There's also a carport, a garage, gas central heating and double-glazed windows.

Griffith Close is situated to the northeast of Ipswich, the county town of Suffolk.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Council Tax Banding : E

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU

T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK

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