



Diamond Close, Ipswich, IP1 5HN

Price £260,000 Freehold

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A beautiful three bedroom semi-detached property located to the West of Ipswich on a no through road backing on to local park to the rear and walking distance to local schools, shops and bus service. Arranged over two floors, the property comprises entrance hall, lounge, modern fitted kitchen/dining room, stairs to first floor leading to three bedrooms and family shower room. Further benefits include double glazing throughout, gas central heating, off road parking for three cars and easy care rear garden with great outdoor entertaining area. **EARLY INSPECTION RECOMMENDED.**



ENTRANCE HALL

UPVC door into entrance hall, radiator, brush matting on entry, stairs to first floor, door to lounge & kitchen/dining.

LOUNGE

15' 10" x 11' 11" (4.83m x 3.63m) Laminate flooring, double glazed window to front aspect, marble fire place with coal effect gas fire, radiator.

KITCHEN/DINING

15' 10" x 11' 1" (4.83m x 3.38m) Modern white glossy eye level and matching base units with roll edge work tops, 4 ring gas hob with extractor over electric oven, integrated fridge/freezer, and washing machine, walk in storage cupboard under stairs, concealed wall mounted gas boiler, slim line wall radiator, double glazed window and French doors to rear aspect, laminate flooring.



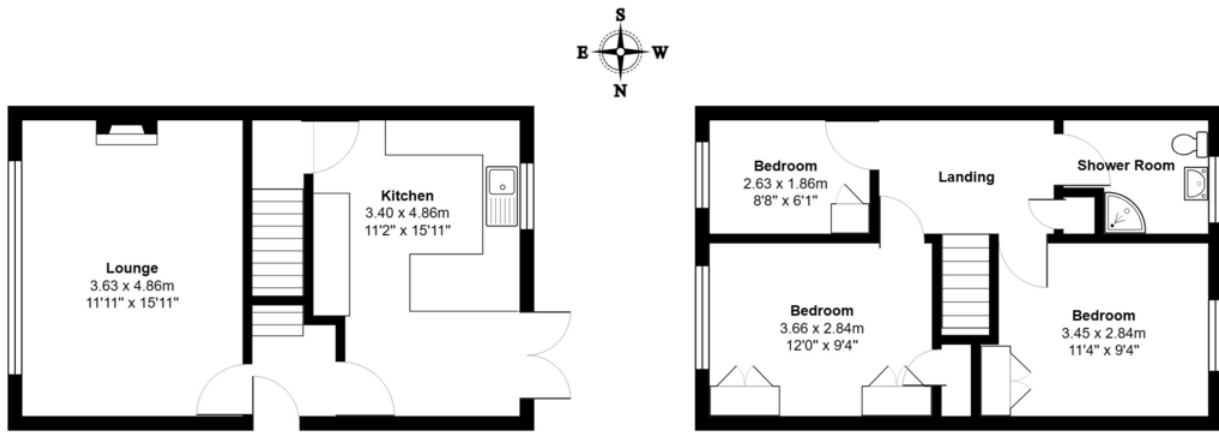
STAIRS TO FIRST FLOOR

Carpeted staircase with split landing leading to bedrooms and shower room, radiator, loft hatch.

BEDROOM 1

12' x 9' 3" (3.66m x 2.82m) Carpeted flooring, his and hers built in wardrobes either side of bed along with matching vanity, double glazed window to front aspect, radiator.





Total Area: 79.7 m² ... 858 ft²

BEDROOM 2

11' 3" x 9' 3" (3.43m x 2.82m) Carpeted flooring, double glazed window to rear aspect, radiator, 3 door built in wardrobe.

BEDROOM 3

8' 8" x 6' 3" (2.64m x 1.91m) Carpeted flooring, radiator, built in wardrobe, double glazed window to front aspect.

SHOWER ROOM

6' 1" x 5' 8" (1.85m x 1.73m) Comprising low level WC, wash hand basin with storage cupboards under, shower cubicle with shower off the mains water, floor to ceiling tiled walls, laminate flooring, chrome heated towel rail, extractor fan, double glazed window to rear aspect.

OUTSIDE

Block paved off road parking for 2 cars to front, gate leading to easy care rear garden offering 2 patio area's for outside entertaining, pergola, Astro turf, garden is all enclosed by fencing backing onto park to the rear.

COUNCIL TAX

Ipswich Borough Council
Council Tax Band (C) £2,003.60

NEAREST SCHOOLS

Whitehouse infant & junior schools, Westbourne Academy.

SERVICES

We understand all mains services are connected.

Consumer Protection Regulations 2008

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Diamond Close IPSWICH IP1 5HN	Energy rating C	Valid until: 30 April 2034
		Certificate number: 5920-0154-0061-9007- 1493



**VIEWING STRICTLY BY APPOINTMENT
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