



**Kirby Close, Ipswich IP4 4PU**

**welcome to**

**Kirby Close, Ipswich**

**\*\*EAST IPSWICH\*\* \*\*FOUR BEDROOM FAMILY HOME\*\* \*\*ENTRANCE HALL WITH STORAGE\*\* \*\*OPEN PLAN LIVING/DINING ROOM\*\* \*\*FAMILY BATHROOM\*\* \*\*WITHIN REACH OF LOCAL SCHOOLS\*\* \*\*PLEASANT GARDEN\*\* \*\*IMPRESSIVE KITCHEN\*\***



## Entrance Door, Leading Into –

### Entrance Hallway

Double glazed front entrance door leading into a welcoming entrance hall, with walk in cupboard and under stairs storage space. Tiled flooring with under floor heating along with feature radiator.

### Shower Room

Double glazed window to side. Three-piece white suite comprising of shower tray designed for wheelchair access, shower unit, with a tiled surround, hand wash basin, vanity unit cupboard, low level WC, chrome heated towel rail, extractor fan. Tiled flooring with under floor heating, Mirror cabinet along with additional cabinets to remain.

### Living/Dining Room

23' 6" Max x 15' 6" Max narrowing to 10' 9" (7.16m Max x 4.72m Max narrowing to 3.28m)

L-Shaped room with double glazed patio doors to rear aspect with blinds leading into the conservatory, radiator. Dining area to front with double glazed window to front, feature radiator and Karndean flooring. The vendor has informed us, that there are connections for Sky TV, Virgin TV, BT phone line and high-speed fibre broadband.

### Conservatory

12' 1" x 8' ( 3.68m x 2.44m )

Double glazed doors to rear lead to the garden, and the conservatory has a glazed roof allowing for plenty of light into the space. All fitted blinds to remain.

### Kitchen

13' 2" x 8' 3" (4.01m x 2.51m)

Fitted with a wide range of floor and eye level units with coordinated quartz work surfaces, under cabinet lighting, sink drainer unit with spaces for a free-standing fridge and free standing freezer along with dishwasher. Range oven to remain, Double glazed door to side leading to the garden and double-

glazed window to rear. Recessed ceiling lights.

### Utility Room

6' 8" x 5' 2" (2.03m x 1.57m)

Opens from the kitchen and offers a range of storage with floor and wall units, coordinated work surfaces, space for combined washer dryer and a cupboard housing the wall mounted combi boiler and water softener. Utility and consumer units. Recessed ceiling lights.

### Landing

Access to all bedrooms and bathroom, loft access with a good, fitted ladder. Loft is also fully insulated and has lighting.

### Bedroom One

12' x 10' 2" (3.66m x 3.10m)

Double glazed window to front aspect, radiator.

### Bedroom Two

14' 1" x 7' 6" (4.29m x 2.29m)

Double glazed window to rear aspect, radiator.

### Bedroom Three

11' 3" x 10' 1" (3.43m x 3.07m)

Double glazed window to rear aspect. Radiator

### Bedroom Four

11' 2" x 10' (3.40m x 3.05m)

Double glazed window to front aspect, radiator and built in cupboard.

### Bathroom

Double glazed window to side aspect, P shaped bath with shower over and screen, vanity unit with wash basin, W.C, tiling to walls, extractor fan. Storage cupboard. Heated towel rail.

### External Details

The front garden of the property has been landscaped to be predominantly low maintenance with driveway for off road parking for two cars and a side access gate.

The well-presented rear garden is partially laid to lawn and features a patio, side garden area, outside tap and power, large shed with double doors to remain.



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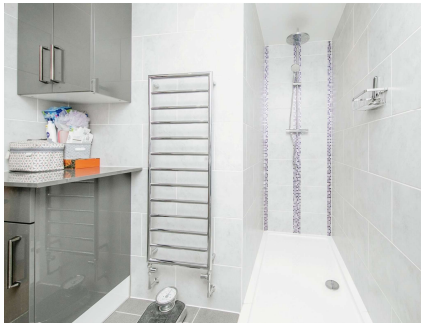
welcome to

## Kirby Close, Ipswich

- EAST IPSWICH
- FOUR BEDROOMS
- OFF ROAD PARKING FOR TWO CARS
- FAMILY BATHROOM & GROUND FLOOR SHOWER ROOM
- OPEN PLAN LIVING/DINING ROOM

Tenure: Freehold EPC Rating: C

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPW103356 - 0004

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