



St. Andrews Close, Ipswich IP4 5SJ



welcome to

St. Andrews Close, Ipswich

****EAST IPSWICH** **WITHIN REACH OF IPSWICH HOSPITAL** **CUL DE SAC POSITION** **OFF ROAD PARKING** **SHOWER ROOM**
****GARDEN** **CONSERVATORY**EXCELLENT SCHOOL CATCHMENTS **CLOSE TO LOCAL AMENITIES AND BUS ROUTES** **VIEWINGS HIGHLY
RECOMMENDED****



Entrance Hall

Double glazed door with side panel leading into the hallway. There is a cupboard housing a baxi boiler. Wooden doors give access to both bedrooms and shower room. The hall also leads into the kitchen.

Kitchen

9' 2" x 8' 6" (2.79m x 2.59m)

Double-glazed window to rear aspect, range of well-presented units with co-ordinated work surfaces. Floor and wall units have a variety of cupboards and drawers with under unit lighting, sink drainer unit, integrated dishwasher, built in oven, hob and extractor, space for fridge/freezer.

Living Room

14' 8" x 12' 1" (4.47m x 3.68m)

Double glazed window to front, double glazed doors to rear overlook and lead to the garden and a door to the side aspect gives access to the conservatory. The room is complimented by a wood burner and radiator.

Conservatory

9' 6" x 9' 1" (2.90m x 2.77m)

Leading from the living room, this delightful space offers views to the garden.

Shower Room

Obscure double-glazed window to rear aspect, Walk-in shower cubicle, vanity wash hand basin, low level WC, tiling to splashback. Heated towel rail.

Bedroom One

11' 9" x 11' 7" (3.58m x 3.53m)

Double glazed window to front aspect, built in wardrobes with shelving and hanging space.

Bedroom Two

11' 6" x 9' 9" (3.51m x 2.97m)

Double glazed window to side aspect, radiator.

External Details

The rear garden is mainly laid to lawn and gives access to the front garden, with room for off road

parking and a range of plants and shrubs. The corner plot also has a side garden area which has been partly laid to lawn.



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St. Andrews Close, Ipswich

- East Ipswich
- Two Bedrooms
- Shower Room
- Off Road Parking
- Conservatory

Tenure: Freehold EPC Rating: E

£335,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPW102202 - 0012

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