



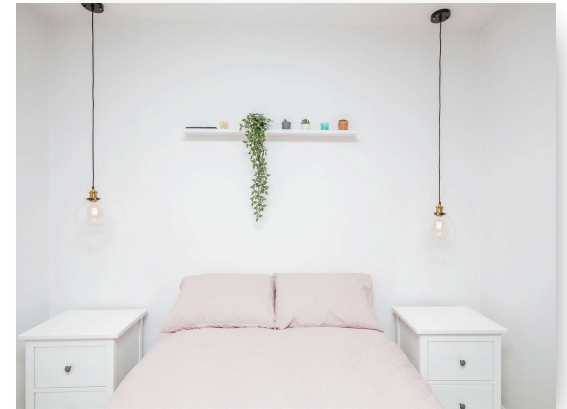
Randwell Close, Ipswich IP4 5ES

Not for marketing purposes INTERNAL USE ONLY

welcome to

Randwell Close, Ipswich

DETACHED FAMILY BUNGALOW **THREE BEDROOMS **EN-SUITE **OPEN PLAN LIVING & ENTERTAINING **LVT FLOORING **LOG BURNER **NEW BOILER **NEW KITCHEN & BATHROOM **NEW DRIVEWAY **LARGE SHED TO REMAIN **STUNNING THROUGHOUT



Side Entrance Door Into-

Hallway

Two built in cupboards, lvt flooring and spotlights.

Bathroom

Three-piece suite comprising of enclosed bath with shower over, low level W/C and pedestal wash hand basin. Fully tiled walls and flooring with obscured double-glazed window to the front.

Bedroom Two

11' 11" x 10' (3.63m x 3.05m)

Double glazed window to the side. LVT flooring and double-glazed window to the side.

Bedroom Three

9' 5" x 9' 2" (2.87m x 2.79m)

Double glazed window to the rear. LVT flooring, spotlights and loft hatch.

Kitchen/Living Room

26' 10" Max x 13' 7" (8.18m Max x 4.14m)

Square sink unit with mixer tap over, adjoining work surface with under cupboards and drawers and matching base units. Built in electric oven and gas hob with extractor hood over. Integral dish washer and washing machine along with waste disposal unit. Space for large fridge/freezer. Additional breakfast bar with seating. Under unit's sensor lighting, double glazed window to the front and sliding doors to the rear. Wood burner and LVT flooring.

Bedroom One

12' 9" x 11' 4" (3.89m x 3.45m)

Two double glazed windows to the front. LVT flooring and spotlights.

En-Suite

Walk in shower and low-level W/C. Fully tiled walls and flooring with spotlights.

Outside

Front Garden

Enclosed by part fencing and brick wall. Paved to allow off road parking and gate access. Sensor security lighting, tap and electric sockets.

Rear Garden

Enclosed by panel fencing. Laid to astro turf and paving. Display wall and raised borders. Large shed to remain with power. Tap and electric sockets.



check out more properties at williamhbrown.co.uk



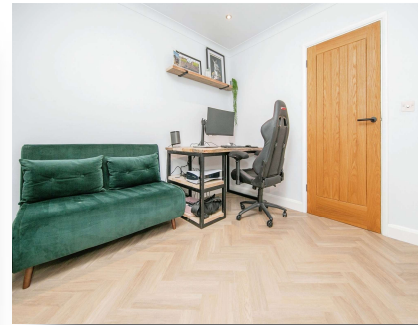
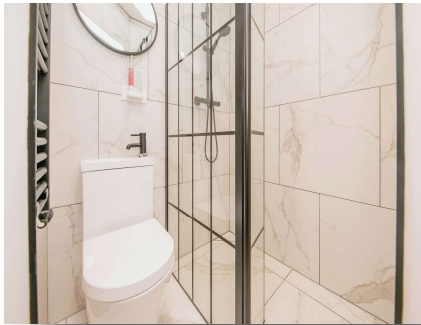
welcome to

Randwell Close, Ipswich

- Detached Bungalow
- Open Plan Living
- Three Bedrooms
- New Boiler
- LVT Flooring

Tenure: Freehold EPC Rating: D

£375,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
IPW103726 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Not for marketing purposes INTERNAL USE ONLY



01473 721965



IpswichEast@williamhbrown.co.uk



33 Woodbridge Road East, IPSWICH, Suffolk,
IP4 5QN



williamhbrown.co.uk