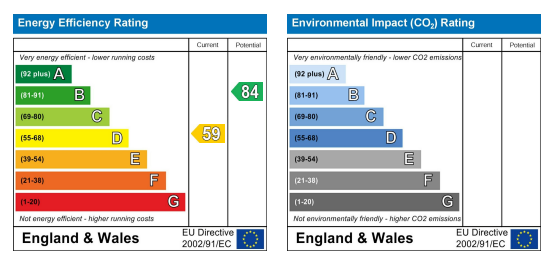




Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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28 Clopton Gardens, Ipswich IP7 5JG

£335,000

This IMMACULATE 3 bedroom semi detached FAMILY house boasting a DOUBLE STOREY EXTENSION is situated on the popular Clopton Gardens with beautiful views of the green to front and railway walk to rear. Benefits include a large lounge with views of the green, Kitchen/breakfast room, utility, cloakroom and dining room on the ground floor. The 1st floors offers 3 bedrooms, spacious landing with built in cupboards, large bathroom, double glazed windows and outside has well kept gardens, garage and off road parking.



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28 Clopton Gardens, Hadleigh, Ipswich, IP7 5JG

Double glazed door to...

ENTRANCE HALL:

Stairs off, laminated floor, opens through to lounge and through to kitchen.

LOUNGE: 15'5 x 10'6 (4.70m x 3.20m)

Double glazed window to front with views of the green, carpet and radiator.

KITCHEN: 17 x 16'9 (5.18m x 5.11m)

Double glazed window to side. Range of wall and base units, drawers, space for range cooker, breakfast bar, UTILITY AREA with sink and drainer, space for appliances, gas boiler, access to the cloakroom and dining room. Double glazed door to side.

DINING ROOM: 11 x 9'10 (3.35m x 3.00m)

Double glazed sliding doors to rear and radiator.

CLOAKROOM:

W.C & hand wash basin.

1st FLOOR LANDING:

Double glazed window to side, large space with built in cupboards, doors off.

BEDROOM ONE: 13 x 10'10 (3.96m x 3.30m)

Double glazed window looking out towards the rear garden.

BEDROOM TWO: 10'8 x 10'8 (3.25m x 3.25m)

Double glazed window to front with views of green and a radiator.

BEDROOM THREE: 7 x 7 (2.13m x 2.13m)

Double glazed window to side and a radiator.

BATHROOM: 11 x 7'10 (3.35m x 2.39m)

Double glazed window to rear, Very spacious with bath, W.C, hand wash basin and radiator. Although well cared for its now in need of updating.

OUTSIDE:

Over looking the green to the front the property has a front garden, driveway providing off road parking that leads to the rear and DETACHED GARAGE. The rear garden has a patio and lawn. The Hadleigh railway path is behind the top of the garden.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

Please check current COVID-19 guidelines.

