



Approximate total area⁽¹⁾
386.56 ft²
35.91 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

5 Spindler Close, Ipswich IP5 2DA

£310,000

HAMILTON SMITH IPSWICH are pleased to offer this SPACIOUS FOUR bedroom family house situated on the popular Grange Farm in the Cedarwood Primary and Kesgrave High School catchment. Boasting a 19ft master bedroom with En-SUITE, 3 further bedrooms and a family bathroom. On the ground floor is a hall, cloakroom, 17ft 10' lounge, Kitchen/diner, recently landscaped south facing garden with an artificial lawn, off road parking and a garage.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

5 Spindler Close, Kesgrave, Ipswich, IP5 2DA

Kesgrave/Grange Farm

The small town of Kesgrave that incorporates Grange Farm is situated just to the east of Ipswich, and offers local shopping facilities along with Tesco supermarket, sports ground and library. The property is in catchment for the well regarded Kesgrave High School. There is good access to both the A12 & A14 trunk routes to London, Cambridge & Norwich and mainline railway stations at both Ipswich & Woodbridge offering regular services to London Liverpool St and Norwich. Ipswich which is Suffolk's county town offers further facilities including high street shopping, sports clubs, bars & restaurants, marina & waterfront development and music entertainment venues.

HALLWAY:

Radiator, luxury vinyl flooring, door to.

CLOAKROOM:

W.C, hand wash basin and radiator.

LOUNGE: 17'9 x 10'4 (5.41m x 3.15m)

Double glazed window to front, radiator, luxury vinyl flooring, under stairs cupboard, stairs off, double doors to...

KITCHEN/DINER: 13'8 x 9'5 (4.17m x 2.87m)

Double glazed patio doors to rear. Range of wall and base units, worktops, ceramic hob and double oven, drawers, space for appliances, doors to lounge, tiled floor, radiator and space for a table. Vaillant boiler in cupboard.

1st FLOOR LANDING:

Airing cupboard with hot water tank, loft access and doors off.

BEDROOM ONE: 19'8 x 11'8 (5.99m x 3.56m)

Double glazed window to front, built in wardrobe, radiator and door to...

EN-SUITE:

Double glazed window to front, shower cubicle, hand wash basin, radiator and extractor.

BEDROOM TWO: 11'6 x 7'7 (3.51m x 2.31m)

Double glazed window front, built in wardrobe and a radiator.

BEDROOM THREE: 10'3 x 7'6 (3.12m x 2.29m)

Double glazed window to front and a radiator.

BEDROOM FOUR: 7'8 x 5'9 (2.34m x 1.75m)

Double glazed window to rear and a radiator.

BATHROOM:

Bath with mixer shower tap, W.C, hand wash basin, radiator and extractor.

OUTSIDE:

To the front is an open plan shingle garden with space for a car.

The south facing rear garden has a patio, artificial lawn, flower bed and fence surround. Gate to side.

There is a garage to the rear with a parking space in front.

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.

