



Clomar House Upper Street,
Witnesham IP6 9EW

£435,000

A 4 bedroom DETACHED HOUSE situated in the sought after village of Witnesham just 5 miles north of Ipswich. Built in the early 1980's this SPACIOUS family home benefits from a 22ft sitting room, separate dining room, cloakroom, kitchen with 4 bedrooms, EN-SUITE and bathroom on the 1st floor. Enclosed rear garden, ample off road parking and 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.

DATA PROTECTION ACT 1998
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Double glazed door to PORCH with door to...

ENTRANCE HALL:

Stairs to 1st floor, radiator, under stairs cupboard, doors off.

CLOAKROOM

Double glazed window to front, W.C, hand wash basin and a radiator.

SITTING ROOM: 21'11 x 12'9 (6.68m x 3.89m)

Double glazed window to front, feature open fire place, double glazed window to side and double glazed patio doors to garden. Double doors to dining room.

DINING ROOM: 11'7 x 10'10 (3.53m x 3.30m)

Double glazed window to rear, radiator and door to hallway.

KITCHEN: 12'7 x 9'11 (3.84m x 3.02m)

Double glazed window to rear, double glazed door to side. Wall and base units, worktops, sink and drainer, space for appliances, drawers, electric range style cooker and extractor hob. Tiled floor, radiator and a floor standing Potterton oil boiler.

1st FLOOR LANDING:

Doors off, loft access and a cupboard.

BEDROOM 1: 12'9 x 10'9 (3.89m x 3.28m)

Double glazed window to front, radiator and door to...

EN-SUITE:

Shower cubicle with mains shower, W.C, hand wash basin, wall heater and extractor.

BEDROOM 2: 11'6 x 9'11 (3.51m x 3.02m)

Double glazed window to front, built in wardrobes and a radiator.

BEDROOM 3: 10'9 x 9'8 (3.28m x 2.95m)

Double glazed window to side and a radiator.

BEDROOM 4: 9'4 x 6'7 (2.84m x 2.01m)

Double glazed window to side and a radiator.

BATHROOM:

Double glazed skylight, bath with an electric shower over, W.C, hand wash basin, heated towel radiator,

OUTSIDE:

To the front is an open plan garden with a lawn, flower and shrubs, shingle driveway providing ample parking leads to the garage with power connected and roller door.

Te rear garden is enclosed by a hedge. There is a lawn, patio, side access via a gate. Door to garage and oil tank.

IPSWICH OFFICE:

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

