



Stamford Close, Ipswich,  
£265,000

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- **Three/Four Bedroom Property**
  - **Spacious 23ft Lounge**
- **Backs onto a Nature Reserve**
  - **Ground Floor Bedroom & Shower Room**
  - **Three Double Bedrooms**
- **Secluded Landscaped Garden**
  - **Ample Off-Road Parking**
- **Semi Detached Family Home**
  - **IP2 Location**

**A three/four bedroom family home situated within the Stoke Park development in IP2 backing onto a quiet nature reserve.**

### The Property

This beautifully presented three/four bedroom semi-detached house is situated towards the south side of Ipswich.

Featuring a front porch, spacious living room, downstairs bedroom together with a shower room, modern kitchen and secluded rear garden. Upstairs accommodation features two double bedrooms, a single bedroom and family bathroom. To the front of the property is off road parking for two cars.





#### Location

The property is located in a sought after location situated to the South West of Ipswich offering a large array of amenities including local shops, supermarkets, takeaways, doctors surgeries, schools and regular bus routes. The property is ideally located for access to Suffolk One college, the A12 / A14 commuter road links, Copdock Interchange and Tesco Superstore and has regular bus links into the town centre.

#### Entrance Porch

Good size entrance porch with extra wide doors suitable for wheelchair access into the property.

#### Living Room

10'7" x 23'2" (3.24 x 7.08)

Spacious 23ft lounge with sliding patio doors to decked terrace in the rear garden, feature wall-hung fireplace and doors leading to:

#### Bedroom Four

13'3 x 10'6 (4.04m x 3.20m)

Originally forming the garage, this has been converted into a ground floor bedroom overlooking the front aspect with private shower room.

#### Shower Room

5'10 x 7'4 (1.78m x 2.24m)

Partially tiled wet room with electric shower, wash hand basin, low level WC with hand rail.

#### Kitchen/Diner

10 x 7'9 (dining room) 10 x 7'5 (kitchen) (3.05m x 2.36m (dining room) 3.05m x 2.26m (kitchen)

The modern shaker style kitchen is equipped with stylish eye and base level units, complemented by roll edge work surfaces and metro tile splashbacks. It also features integrated oven and hob, extractor fan over. Space for washing machine and dishwasher. The double glazed window to the rear aspect allows natural light to fill the space. Double glazed door to rear garden. Archway leading to the dining area with further shaker style unit.



## First Floor

### Bedroom One

13'0" x 10'5" (3.98 x 3.19)

Overlooking the rear aspect, a spacious double bedroom with wood effect laminate flooring and radiator.



### Bedroom Two

9'9" x 8'9" (2.98 x 2.69)

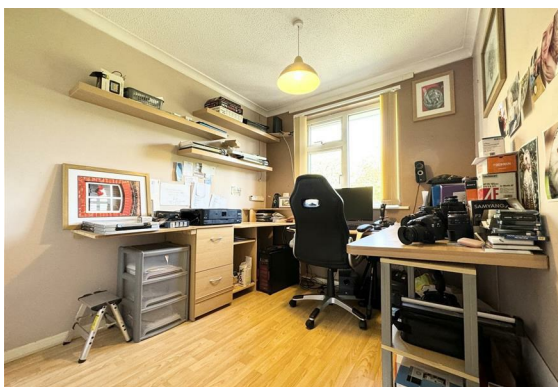
Further double bedroom overlooking the front aspect with built-in wardrobe and wood effect laminate flooring.



### Bedroom Three

9'9" x 7'10" (2.98 x 2.39)

Currently utilised as a study with built-in wardrobe and window overlooking the rear aspect.



### Family Bathroom

Double glazed obscure window to front aspect, low level WC, vanity unit with hand basin inset, panel bath with shower over, half tiled walls.



### Outside

The secluded rear garden backs onto a nature reserve and has been landscaped in recent years. The patio doors lead out onto a raised decked area, ideal for outdoor seating and steps lead down to the well-maintained lawn, bordered with mature shrubs and plants. There is a shed to the rear with an external power point and gated side access to the front of the property.



The front is predominantly block-paved providing off-road parking for multiple vehicles.





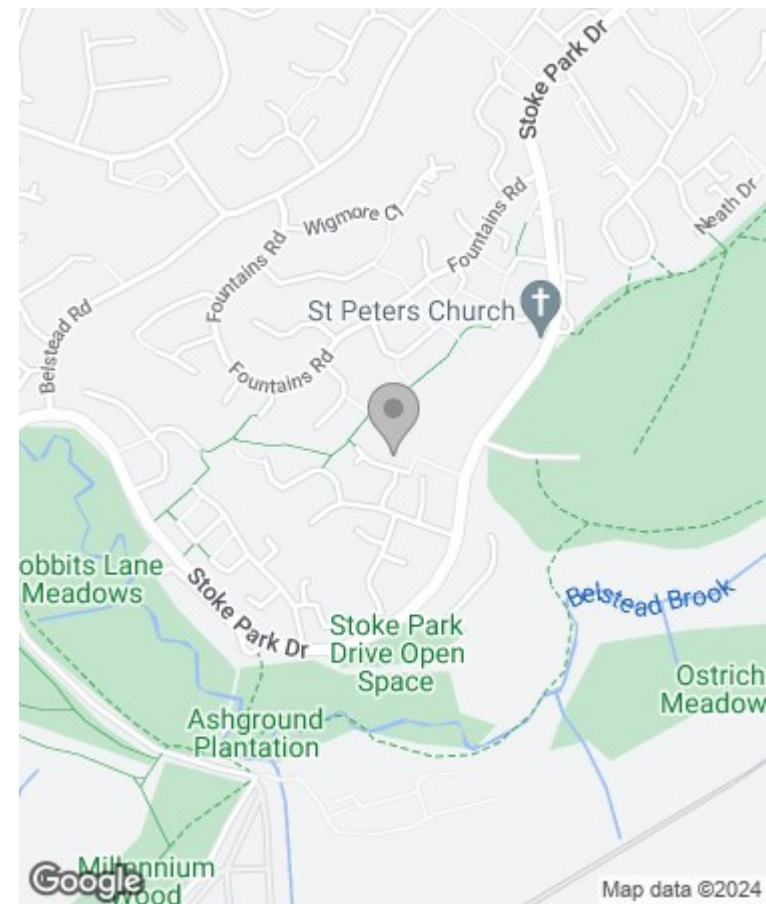


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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