




GRACE
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FOR SALE
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Prittlewell Close, Ipswich,
£280,000

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- **Extended Semi Detached Home**
 - **Three Bedrooms**
- **Open Plan Kitchen/Diner**
 - **Detached Garage**
- **Ample Off-Road Parking**
 - **South-West Ipswich**
- **Modern Style Throughout**
 - **Ideal Family Home**

A three bedroom semi-detached family home situated on a corner plot in a cul-de-sac within a peaceful neighbourhood of South-West Ipswich.

The Property

Welcome to this charming property located on Prittlewell Close in the South West of Ipswich. This spacious home boasts two reception rooms, perfect for entertaining guests and benefits from three cosy bedrooms and a great sized rear garden.

Spanning across 1,001 sq ft, this house offers a comfortable and spacious layout for you to enjoy. Nestled in a lovely neighbourhood, this house presents a perfect opportunity for a family to occupy and create their future home.

Location

The property is situated on the South side of Ipswich, just off Belstead Road. The property is convenient for local amenities including a super store, chemist, doctors and bus route into town. Both junior and senior schools nearby together with an independent school at St Josephs Independent School only a few minutes away. There is easy access to the A14 and A12, train station with services to London, Norwich, Cambridge and other destinations.





Ground Floor

Entrance Lobby

A good sized entrance lobby with UPVC front door and laminate flooring. Door leading to:

Living Room

14'9" x 12'2" (4.52 x 3.71)

A modern living room overlooking the front aspect with a feature fireplace, panelled wall, laminate flooring and specially built understairs cupboards providing additional storage for household items and a shoe rack. Door leading to:



Kitchen/Diner

17'5" x 9'3" (5.33 x 2.84)

Stylish cream fitted kitchen with wood effect roll top work surface featuring a multitude of base and wall units. Comprising a grey tiled splashback surround, inset traditional style ceramic sink with chrome mixer tap, integrated eye level double oven, inset electric hob with stainless steel cooker hood above, space for washing machine, dishwasher and fridge freezer.



Dining Room

10'9" x 7'9" (3.28 x 2.38)

Forming part of the extension off the kitchen, the dining room features French doors leading to the rear patio and can be used for many purposes.



First Floor

Bedroom One

12'1" x 10'9" (3.69 x 3.28)

Spacious double bedroom situated to the front of the property, carpeted throughout and window to the front.



Bedroom Two

10'9" x 9'4" (3.28 x 2.86)

Further double bedroom situated to the rear and overlooking the rear garden, airing cupboard and carpeted throughout.



Bedroom Three

7'9" x 7'9" (2.37 x 2.37)

Single bedroom situated to the front of the property which would make a great space for a home office/study.



Bathroom

7'9" x 6'9" (2.37 x 2.08)

Three piece bathroom suite comprising L shaped bath with overhead rainfall shower, low level WC and pedestal wash hand basin. Fully tiled walls, laminate flooring and window to rear aspect.



Outside

Occupying a prominent corner position within the cul-de-sac, the rear garden is approximately 50ft x 35ft in size and benefits from a large patio abutting the property, mainly laid-to-lawn and bordered with mature trees and shrubs providing privacy from neighbouring properties. Benefitting also from a detached garage with access via a side door and a small decked area behind this.



To the front of the property there is a long driveway providing ample parking for multiple cars, pathway leading to the front door and a small lawned area. The garage can be accessed to the side of the property through up and over door, side access gate to the rear garden is also located down the side of the property.

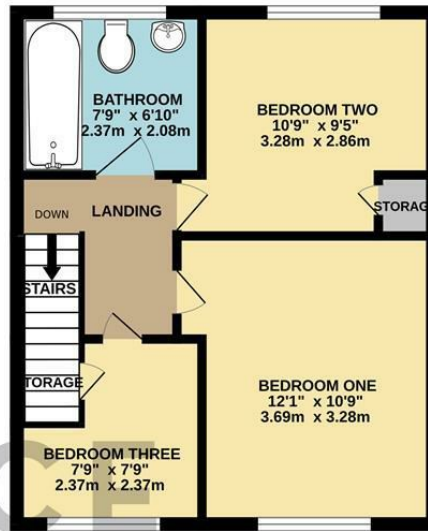




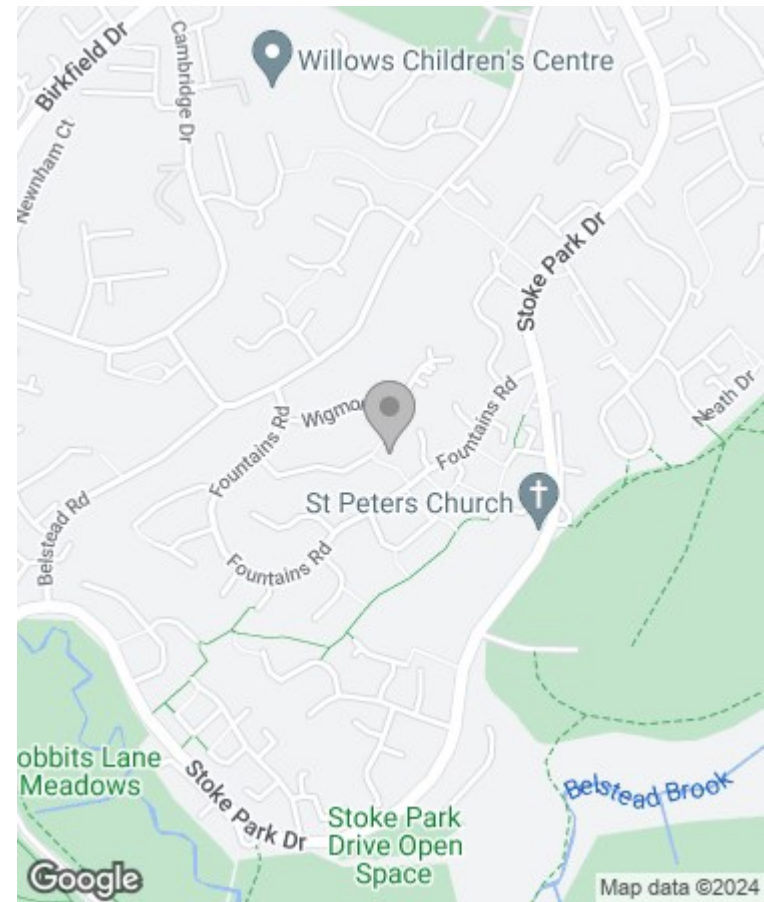
GROUND FLOOR



1ST FLOOR



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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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			
		66	
		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			
		EU Directive 2002/91/EC	

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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