



Denton Close, Ipswich,  
£280,000

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- CHAIN FREE
- DETACHED HOUSE
- LOUNGE/DINER
- THREE BEDROOMS
- FITTED KITCHEN
- BATHROOM & SEPARATE WC
- GAS TO RADIATOR HEATING
- GENEROUS GARDEN
- INTEGRAL GARAGE
- DRIVEWAY



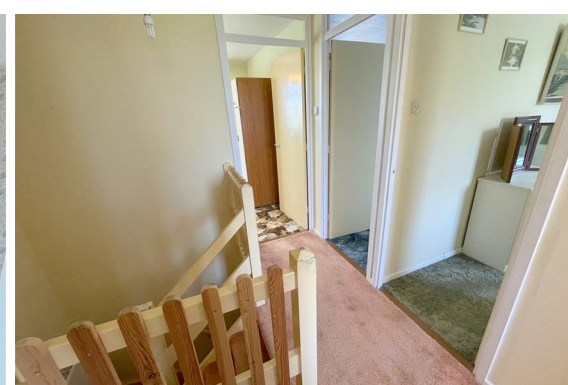
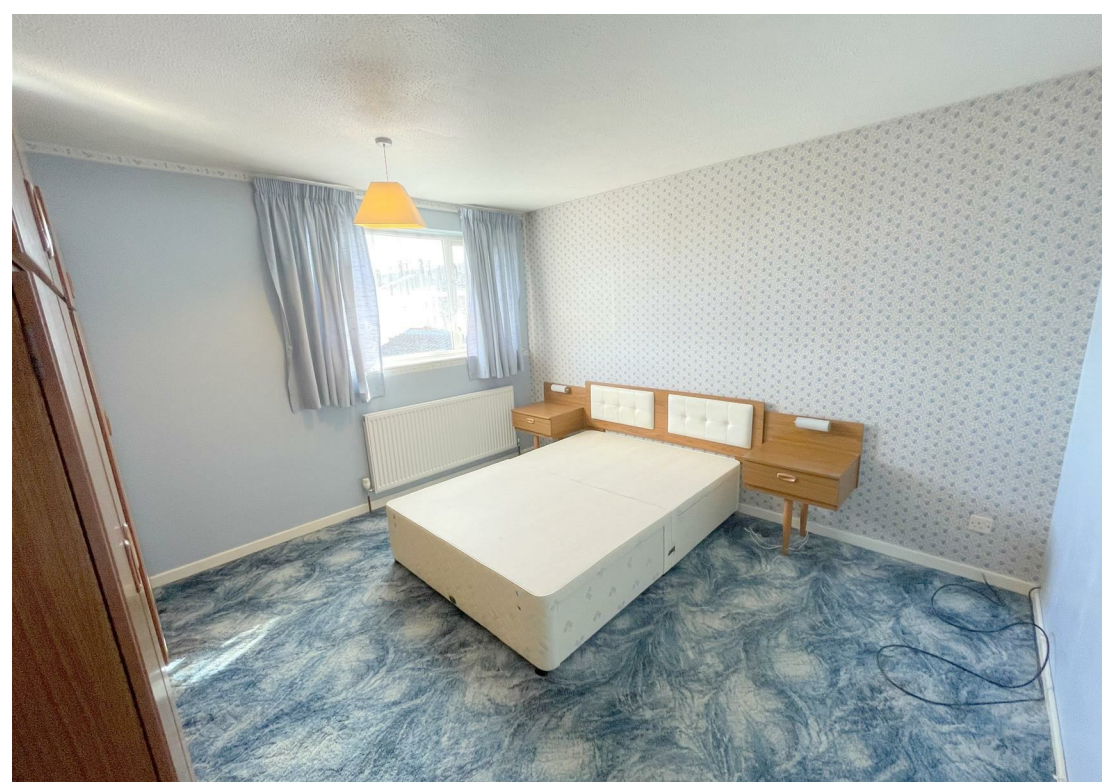
CHAIN FREE: A great opportunity to acquire this three bedroom detached home positioned in a cul de sac location close to local shops supermarkets and the Copford interchange.



**PROPERTY:**

CHAIN FREE: An opportunity to purchase this circa 1970's built three bedroom detached house nestled in this lovely cul de sac location in the Belstead Hills area of Ipswich. This sizeable property has had many improvements made with gas central heating, double glazing, fitted kitchen, modern bathroom and matching WC. The property is set out over two floors with the ground floor consisting of:- entrance lobby, lounge/diner, kitchen and inner hall. The first floor leads off the landing with three good sized bedrooms, bathroom and separate WC. Outside there is an open plan front garden, driveway and integral garage. The rear garden is established and generous in size.

Council Tax: Band C  
Ipswich



## LOCATION:

Belstead Hills is 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 direct to the station. 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 LOBBY:

4'10 x 4'1 (1.47m x 1.24m )  
Double glazed entrance door to:- double glazed frosted window to front elevation and further panel glazed door to lounge/diner.

## LOUNGE/DINER:

22'2 x 11'6 red 8'5 (6.76m x 3.51m red 2.57m)  
Double glazed window to front elevation and rear elevation, two radiators, panel glazed door to inner hall and access to:-

## KITCHEN:

10'10 x 7'6 (3.30m x 2.29m)  
Double glazed window to rear garden, double glazed door to garden, one and a quarter bowl stainless steel sink unit with mixer tap and cupboards under, a range of floor standing cupboards and units with adjacent work tops, wall mounted matching units, concealed filter hood over four ring gas hob, inset electric oven and grill to tall standing storage unit, further tall standing storage unit, plumbing for washing machine and space for fridge/freezer.

## INNER HALLWAY:

Radiator, storage alcove under stairs and staircase to first floor landing.



**LANDING:**

Access to loft space and built in airing cupboard.

**BEDROOM ONE:**

11'9 x 11'6 (3.58m x 3.51m)

Double glazed window to front elevation and radiator.

**BEDROOM TWO:**

11'8 x 10'0 (3.56m x 3.05m)

Double glazed window to rear elevation and radiator.

**BEDROOM THREE:**

8'5 x 8'2 (2.57m x 2.49m)

Double glazed window to front elevation and radiator.

**BATHROOM:**

5'6 x 5'1 (1.68m x 1.55m)

Frosted double glazed window to rear elevation, heated towel radiator, wash hand basin inset to vanity unit, corner shower with shower unit and curved screen doors. Tiled walls and flooring.

**WC:**

5'6 x 2'8 (1.68m x 0.81m)

Double glazed frosted window to rear elevation, low level WC, tiled walls and floor.

**FRONT GARDEN:**

Open plan laid mainly to lawn with concrete driveway to garage, Side access to both sides.

**REAR GARDEN:**

Of generous size, laid mainly to lawn, established with flower and shrub borders, timber shed and timber summer house with power.

**INTEGRAL GARAGE:**

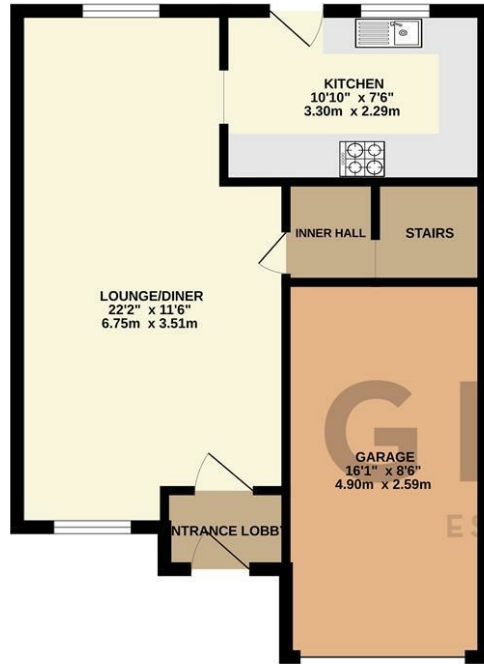
16'1 x 8'6 (4.90m x 2.59m)

Up and over door, wall mounted gas fired Vaillant boiler, power and lighting.

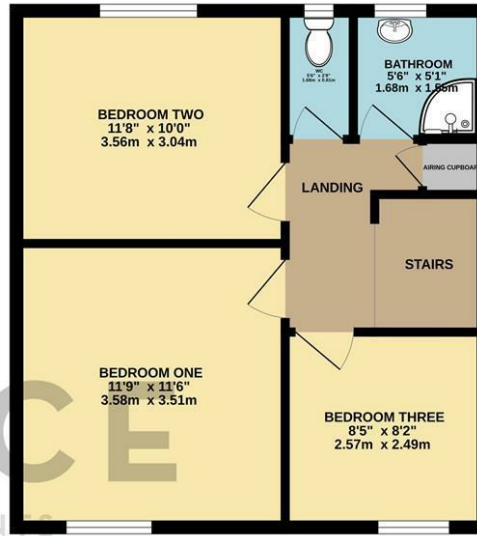




GROUND FLOOR  
501 sq.ft. (46.5 sq.m.) approx.

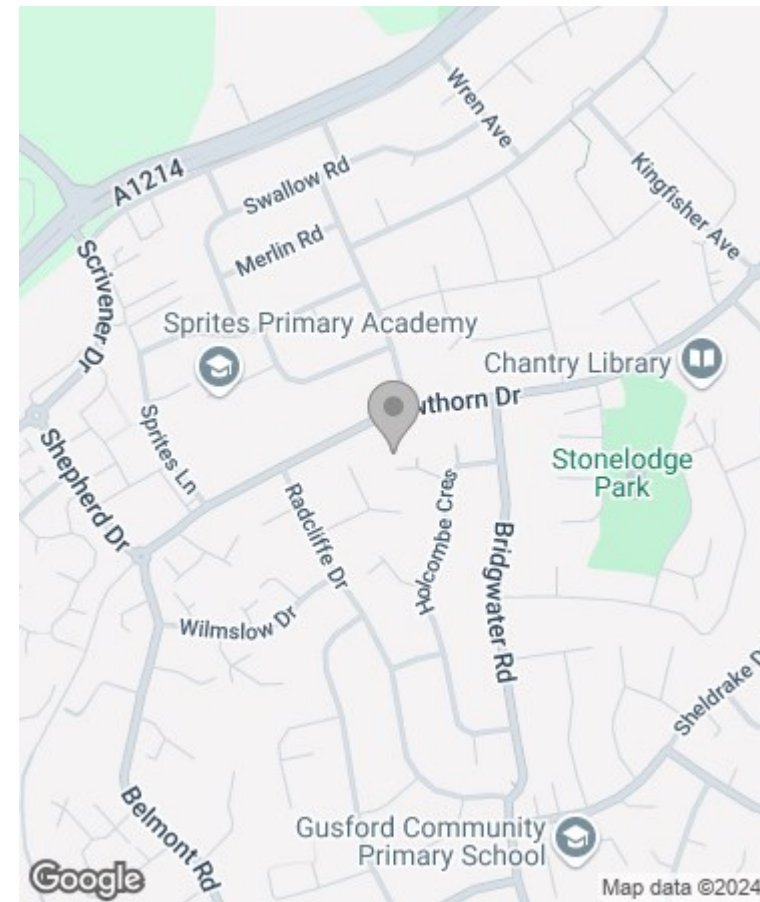


1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

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		82
	(81-91) B		
	(69-80) C		
	(55-68) D	66	
	(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		
	(81-91) 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	

## 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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