



Cliff Lane, Ipswich,
£400,000



GRACE
ESTATE AGENTS



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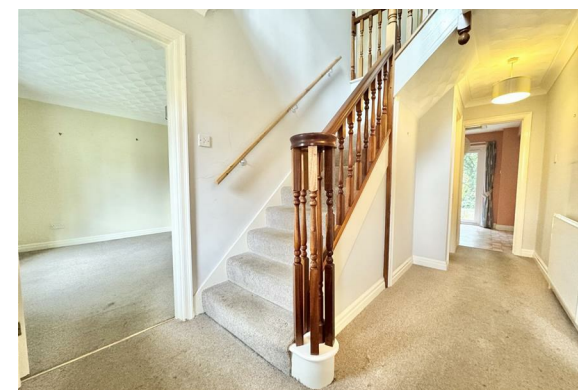


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- **Detached Executive Home**
 - **Four Double Bedrooms**
 - **No Onward Chain**
 - **Double Garage**
- **Rarely Available Property**
 - **Solar Panels**
- **Three Reception Rooms**
 - **Backing onto Parkland**
 - **Off-Road Parking**
 - **Downstairs Cloakroom**



GRACE ESTATE AGENTS are excited to be offering this **Four Bedroom, Detached Home** for sale with **NO ONWARD CHAIN**. This great family home is located close to local amenities and in catchment of Primary and Secondary Schools.

The Property

Nestled at the end of a Cul-De-Sac with just six other properties, is this four bedroom executive detached house with double garage that abuts onto open parkland. Situated on a generous sized corner plot and enjoys a secluded rear garden.

Requiring modernisation throughout, the property benefits from three spacious reception rooms, including a conservatory to the rear, open plan kitchen diner with French doors leading to the rear garden, utility room and ground floor cloakroom. The kitchen is fully fitted with a range of wall and base units, integrated electric hob with cooker hood, eye level oven with grill, stainless steel sink with drainer and tiled splashback surround.

The first floor boasts four double bedrooms with an ensuite to the master. A galleried landing with featured arch window is present to the front of the property. The family bathroom is situated on the first floor and comprises a three piece bathroom suite.

Outside, the spacious rear garden backs onto the parkland at Holywells Park and is mainly laid to lawn and enclosed with a fence line. To the front, there is a driveway with parking for at least two cars, a double garage with up and over doors and power internally. On the garages, there is the additional bonus of solar panels.





Location

The property is situated in a cul-de-sac with just four other properties off the main Cliff Lane. A range of local shops can be found within walking distance as can a local primary school and bus route. The property is situated in the South East area of Ipswich, within easy reach of Ipswich Hospital and the Town Centre. The area offers local shopping facilities along with Sainsburys supermarket and is also well served by excellent bus services to the Town Centre. Further East at Martlesham are an abundance of retail parks offering a wide variety of shopping facilities whilst a short distance by car is the popular market town of Woodbridge and the sea-front at Felixstowe.



Entrance Hall
7'4" x 15'10" (2.24 x 4.85)

Lounge
11'5" x 20'8" (3.48 x 6.31)

Conservatory

Dining Room/Snug
11'5" x 12'5" (3.49 x 3.80)

Kitchen/Diner
8'8" x 11'1"/8'5" x 8'8" (2.65 x 3.40/2.57 x 2.65)

Utility Room
11'5" x 5'2" (3.49 x 1.60)
UPVC Door into Garden, Worktops and Plumbing for White Goods

Cloakroom
4'0" x 4'3" (1.23 x 1.31)

Galleried Landing
14'4" x 7'7" (4.39 x 2.33)

Master Bedroom
15'11" x 11'3" (4.87 x 3.43)

Ensuite
7'0" x 6'9" (2.14 x 2.07)

Bedroom Two
11'2" x 12'8" (3.42 x 3.87)

Bedroom Three
11'6" x 11'8" (3.51 x 3.56)

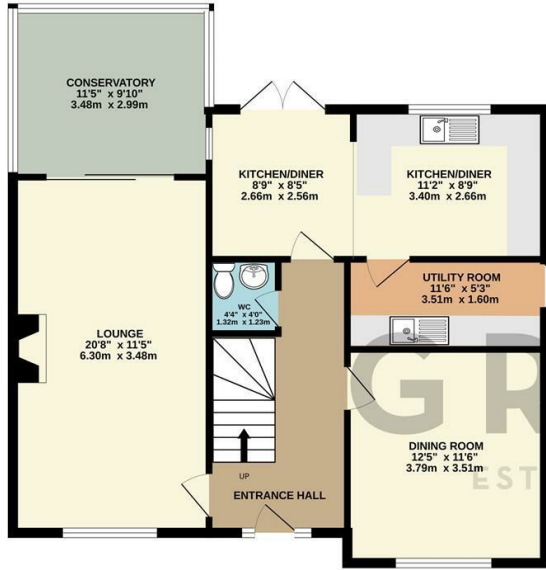
Bedroom Four
10'10" x 9'5" (3.32 x 2.89)

Family Bathroom
5'6" x 8'3" (1.68 x 2.54)

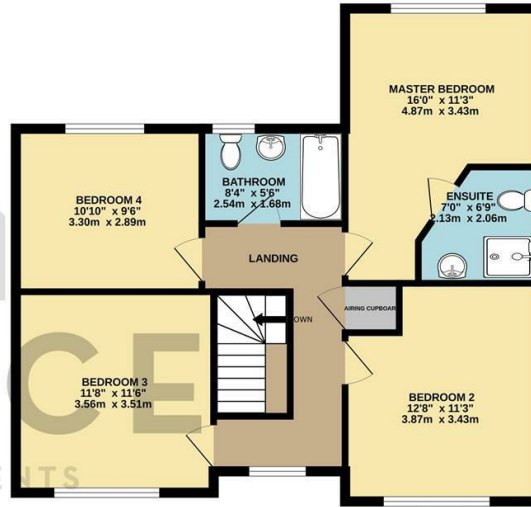




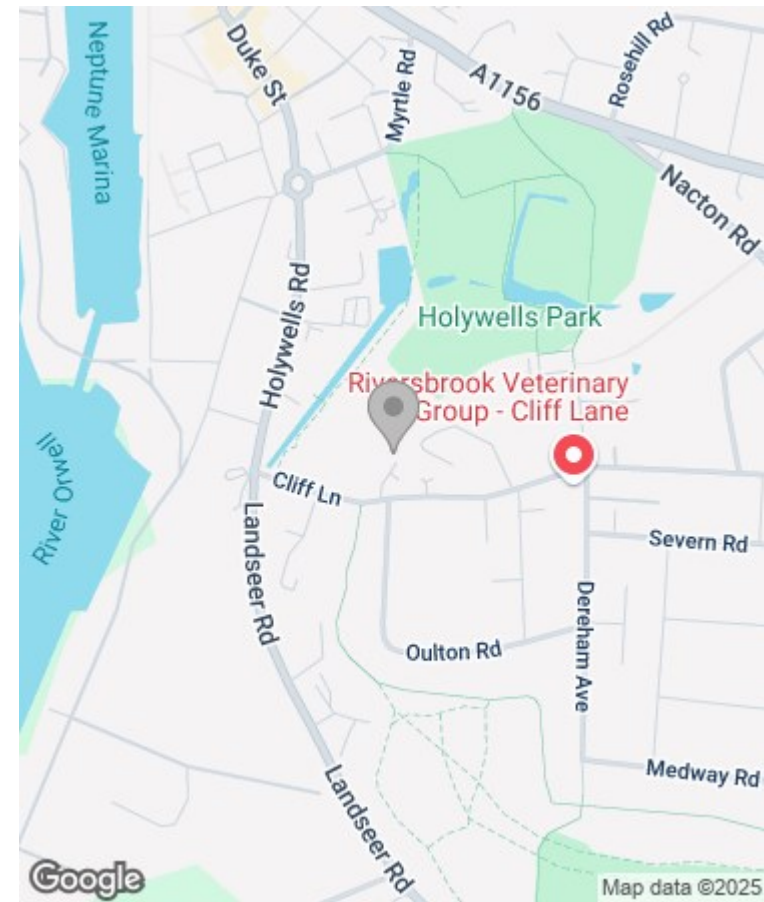
GROUND FLOOR



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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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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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	