

23 Prittlewell Close, Ipswich, IP2 9SP

£325,000

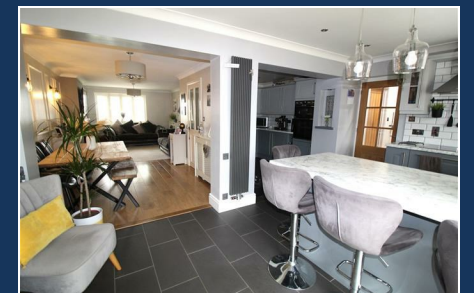
O I E O £325,000 ..HEAVILY EXTENDED, FOUR bedroom semi-detached house providing ample living accommodation ( OVER 1800 SQ ft) including garage, workshop, open plan living space, master bedroom with ensuite, garden to rear, off road parking, call us to arrange a viewing.

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

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



## 23 Prittlewell Close, Ipswich, IP2 9SP

### IPSWICH

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

### ENTRANCE HALL

Stairs to first floor, radiator and doors to...

### CLOAKROOM

Low level WC, hand wash basin.

### SITTING ROOM 24'11" x 11'9" (7.62 x 3.6)

Double glazed window to front with fitted blinds, wood effect laminate flooring, radiator, wood burner and opening to kitchen diner.

### KITCHEN DINING ROOM 16'11" x 8'9" (5.18 x 2.67)

Further extension providing open plan kitchen and dining area, double glazed window to rear, double glazed door to rear garden, tiled floor, wall and base units, integrated double oven, hob with extract over, 1 1/2 sink and drainer, tall wall mounted feature radiator, spot lights, space for appliances, and door to utility.

### UTILITY ROOM 8'9" x 7'3" (2.69 x 2.22)

Base units, butler sink, space for appliances, doors to garage and workshop.

### LANDING

Doors to..

### BEDROOM ONE 21'3" x 10'11" (6.49 x 3.35)

Double glazed window to rear, radiator, and opening to...

### WALK IN WARDOBE

### ENSUITE

Double glazed window to rear, radiator, Double shower cubicle, hand wash basin with vanity unit under, spotlights.

### BEDROOM TWO 12'5" x 8'11" (3.8 x 2.74)

Double glazed window to front with fitted blinds, built in wardrobe, radiator.

### BEDROOM THREE 18'6" x 7'10" (5.66 x 2.41)

Double glazed window to front with fitted blinds and rear, radiator.

### BEDROOM FOUR 9'0" x 26'2" (2.75 x 8)

Double glazed window to front, fitted blinds and radiator.

### BATHROOM

Tiled bath, centre mixer tap, hand wash basin, low level Wc and radiator.

### OUTSIDE

Patio, steps up to lawned area, fenced surround.

### GARAGE 24'4" x 8'9" (7.42 x 2.69)

Up and over door, power and light.

### WORKSHOP 21'1" x 8'9" (6.44 x 2.69)

Velux windows, power and light.

### SUMMER HOUSE / MAN CAVE

### Ipswich

Contact 01473 353287 for more information.

