



Connells

Griffiths Close
Ipswich



Property Description

Located to the North East of Ipswich you will find this Modern Executive Home benefiting from four bedrooms, lounge, kitchen/diner, en-suite to principle bedroom, family bathroom, first floor cloakroom, car port and off road parking, converted garage and internal viewing is highly recommended to appreciate the size and style of the accommodation on offer.

There are many local amenities close by to the property and there are excellent primary and secondary schools within walking distance. Nearby Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Entrance Hall

Accessed via entrance door with stairs rising to the first floor, smooth coved ceiling, radiator and doors giving access to:

Cloakroom

Low level w/c, pedestal wash hand basin with mixer tap, radiator, tiled effect flooring, smooth coved ceiling and extractor fan.

Lounge

18' 3" x 10' 9" (5.56m x 3.28m)
Double glazed sash windows to front and side, double glazed door giving access to the rear garden, smooth coved ceiling and two radiators.

Kitchen/diner

18' 5" x 16' 9" narrowing to 9' 7" (5.61m x

5.11m narrowing to 2.92m)

Double glazed sash window to front, double glazed window to rear, space and plumbing for washing machine, storage cupboard, space for fridge freezer, space and plumbing for dishwasher, 1 1/2 bowl sink with mixer tap inset into roll edge work surface with cupboards and drawers under and matching above, tiled flooring, smooth coved ceiling with extractor fan and spotlighting, double glazed door giving access to the rear door, radiator and tiled splash backs.

First Floor Landing

Double glazed window to rear, radiator, smooth coved ceiling giving loft access, airing cupboard, two storage cupboards and doors giving access to:

Bedroom One

11' 2" x 11' 2" plus recess (3.40m x 3.40m plus recess)

Double glazed windows to rear and side, radiator, TV point, smooth coved ceiling and doors giving access to:

En-Suite

Double glazed window to front, pedestal wash hand basin with mixer tap, radiator, shaver point, double shower cubicle with independent shower over, smooth coved ceiling with inset spotlighting and extractor fan, radiator, low level w/c and part tiled walls.

Bedroom Two

14' 2" max x 9' 10" (4.32m max x 3.00m)

Double glazed sash window to front, radiator, smooth coved ceiling and storage cupboard.

Bedroom Three

11' x 10' 1" (3.35m x 3.07m)

Double glazed window to front, radiator, TV point and smooth coved ceiling giving loft access.

Bedroom Four

11' 1" max x 6' 10" (3.38m max x 2.08m)

Double glazed window to rear. radiator and smooth coved ceiling.

Family Bathroom

Double glazed window to rear, radiator, part tiled walls, low level w/c, shaped and panel bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, shaver point and smooth coved ceiling with extractor fan.

Outside

To the front of the property there is a drive providing off road parking leading to the car port, the car port gives access to a storage area accessed via up and over door with space for fridge freezer.

There is also access to the rear garden which is laid to artificial lawn and a paved patio area and access to a side courtyard which has artificial lawn and mature trees, a tap and access to:

Converted Garage

12' 5" x 10' 2" (3.78m x 3.10m)

Accessed via double glazed double doors and has power and light.

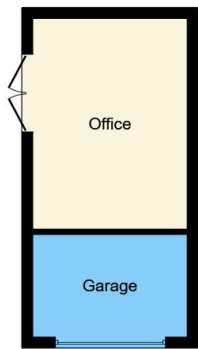




Ground Floor



First Floor



Outbuilding



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

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Tenure: Freehold



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