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Berkeley Close
Ipswich



Property Description

An Internal Viewing is Highly Recommended for this Executive Style Detached Property located to the North of Ipswich and close to the Desirable Christchurch Park Area. The property offers a wide range of accommodation including lounge, dining area, snug area, play room, kitchen, utility room, ground floor cloakroom, four double bedrooms, en-suite to the master, garage and off road parking with electric vehicle charging point, and front and rear gardens.

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.

Christchurch Park is within walking distance of the property and is a historical area of rolling lawns, wooded areas, and delicately created arboreta and the home further benefits from being in the catchments of many good primary and secondary schools.

Entrance Porch

Accessed via stained glassed upvc double glazed entrance door, smooth coved ceiling with inset spotlighting, radiator and door giving access to:

Cloakroom

Upvc double glazed window to front, enclosed w/c, part tiled walls, vanity wash hand basin with mixer, smooth coved ceiling with inset spotlighting and heated towel rail.

Entrance Hall

Stairs rising to the first floor with storage space under, radiator, smooth ceiling and doors giving access to:

Lounge

19' 5" into bay x 12' (5.92m into bay x 3.66m)

Upvc double glazed bay window to front, feature fire place with multi fuel burner inset, radiator, smooth ceiling and two wall points.

Kitchen Area

16' 3" x 10' 7" (4.95m x 3.23m)

Two upvc double glazed windows to rear, built in double oven, built in fridge, built in freezer, built in dishwasher, island unit with inset hob with extractor over, polyflor wood effect flooring, 1 1/2 bowl sink inset in a silestone work top with cupboards and drawers under and matching above, smooth ceiling with inset spot lighting and doors giving access to:

Dining Area

18' 9" x 8' 4" max (5.71m x 2.54m max)

Upvc double glazed window to front, two feature wall radiators, polyflor wood effect flooring, smooth ceiling with inset spot lighting and personal door to garage.

Snug Area

18' 6" x 10' 1" (5.64m x 3.07m)

Upvc double glazed window to side, two feature wall radiators, multi fuel burner, polyflor wood effect flooring, part vaulted ceiling with two double glazed velux windows to side, inset spot lighting and doors giving access to utility room.

Playroom/office

11' 4" x 11' 2" (3.45m x 3.40m)
Upvc double glazed door giving access to the rear garden, radiator, smooth ceiling with inset spotlighting and two wall points.

Utility Room

8' 4" x 5' (2.54m x 1.52m)
Upvc double glazed door to side giving access to the garden, space and plumbing for washing machine, polyflor wood effect flooring, single drainage sink with mixer tap inset in a roll edge work surface with cupboards and drawers under and matching above, space for tumble dryer, tiled splash backs, heated towel rail. textured ceiling with extractor fan and inset spot lighting.

First Floor Landing

Smooth ceiling giving loft access to a part boarded loft, airing cupboard and doors giving access to:

Principle Bedroom

15' 6" x 14' (4.72m x 4.27m)
Two upvc double glazed windows to front, built in double wardrobe, two fitted built in double wardrobes, smooth ceiling with inset spotlighting, wall light point and doors giving access to:

En-Suite

Upvc double glazed window to front, low level w/c, heated towel rail, walk in double shower cubicle with rainfall shower head, vanity wash hand basin, extractor fan, smooth ceiling with inset spot lighting and part tiled walls.

Bedroom Two

13' x 10' 10" (3.96m x 3.30m)
Upvc double glazed window to rear, radiator, smooth coved ceiling with inset spotlighting.

Bedroom Three

12' 7" max x 8' 4" (3.84m max x 2.54m)
Upvc double glazed window to rear, radiator and smooth coved ceiling.

Bedroom Four

11' 1" max x 8' 6" max (3.38m max x 2.59m max)
Upvc double glazed window to rear, fitted double wardrobe, radiator, wall light point and smooth coved ceiling,

Bathroom

Upvc double glazed window to rear, double ended bath with mixer tap and shower attachment with independent shower over and rainfall shower head, heated towel rail, enclosed w/c, vanity hand wash basin with mixer tap and extractor fan, smooth ceiling with inset spotlighting and tiled walls.

Outside

The property has a blocked paved drive providing off road parking (with electric vehicle charging point) for several vehicles and in turn leading to the garage. There is gated side access to the rear garden and the remainder being laid to lawn or mature trees and shrubs.

The rear garden is approx 40 ft max by 50 ft, has a paved patio area, a sandstone patio area, raised decked area with seating and lighting, outside tap with the remainder being laid to lawn.

Garage

14' x 9' 2" (4.27m x 2.79m)
Upvc double glazed door to side giving access to the garden, wall mounted boiler, up and over door, power and light and personal door giving access to the dining area.

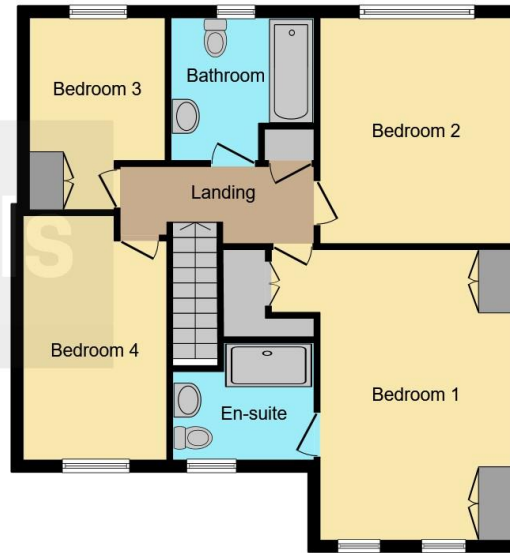
Agent Note

Has previously mentioned a internal viewing is highly recommended to appreciate the size and style which is on offer for this executive style home.





Ground Floor



First Floor

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To view this property please contact Connells on

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EPC Rating: Awaited

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Tenure: Freehold



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