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Kirkham Close
Ipswich



Property Description

Connells are pleased to offer this remarkably extended and re-modernised four bedroom detached bungalow with further self-contained annex with its own en-suite and kitchen facilities, the garden is host to a further outbuilding which could be used as a work from home office or further living/sleeping accommodation and benefits from its own shower room, kitchen and living/sleeping area. To the outside of the property there a driveway providing off road parking, a gym with orangery roof proving stunning natural light, a 27 ft. garage with French doors to rear and a further storage garage with electric up and over doors, the garden is also low maintenance with astro turf, patio design and has a enclosed private hot tub area with electric awning over.

The property itself is situated in a cul-del-sac location in the south west of Ipswich, the area is very well serviced with access to local Primary and Secondary Schools including St Joseph's day and boarding school. Ipswich mainline is within 1.5 miles and has regular links to London Liverpool Street, Cambridge and Norwich.

The regenerated Marina boasts many restaurants, bars and cafes and is also home to University of Suffolk, the town centre offers further leisure and shopping facilities.

Entrance Porch

Accessed via double glazed composite door giving access to:

Entrance Hall

Accessed via further double glazed entrance door, radiator, airing cupboard and doors giving access to:

Study/Bedroom Four

11' 3" x 9' (3.43m x 2.74m)
Double glazed aluminium window to front,

porcelain flooring and spot lighting to ceiling.

Bedroom Two

13' 10" x 10' (4.22m x 3.05m)
Double glazed aluminium window to front, fitted wardrobes, wood flooring and spot lighting to ceiling.

Bedroom Three

12' 5" x 8' 10" (3.78m x 2.69m)
Double glazed velux window, built in wardrobes and radiator.

Bathroom

Large velux window to side and comprises of a panel bath, low level w/c, wash hand basin, heated towel rail and built in cupboards.

Lounge

23' x 10' 5" (7.01m x 3.17m)
Double glazed French doors and windows to rear, electric remote control blind and radiator.

Kitchen

10' 10" x 6' 6" (3.30m x 1.98m)
A selection of wall and base level units, 1 1/2 bowl ceramic sink and drainage inset into work surfaces, double cooker point, 5 ring hob with extractor hood over, plumbing for dish washer and American style fridge freezer and double glazed velux windows to ceiling.

Dining Area

13' 3" x 7' 4" (4.04m x 2.24m)
Large orangery roof giving natural light throughout, double glazed French doors giving access to the rear garden,

double glazed window to side and radiator.

Annex

Utility Room

7' 3" x 5' (2.21m x 1.52m)

Vertical heated radiator, storage cupboard, plumbing for washing machine and tumble dryer and integrated dish washer.

Bedroom One

16' x 11' 1" (4.88m x 3.38m)

Double glazed large patio doors to front, double glazed aluminum window, underfloor heating, floor to ceiling mirrored slide wardrobes and door giving access to:

En-Suite

Comprises of double shower cubicle, vanity wash hand basin, heated towel rail and electric roof lantern.

Outside

To the front of the property there is off road parking to the side and further off road parking leading to the garage. The garage is 27 ft in length and has french doors to rear and garden.

The rear garden has a self-contained outbuilding.

Outbuilding Study/Living Area

Pitched roof, double glazed windows to front and double glazed door into:

Lounge/Bedroom Area

10' 4" x 9' 4" (3.15m x 2.84m)

Kitchen

9' 2" x 6' 9" (2.79m x 2.06m)

A selection of base level units, wash hand basin and sink inset into roll edge work surfaces, shower cubicle, radiator and double glazed window to front and side.

Outside Gym

10' 4" x 9' (3.15m x 2.74m)

Fully glazed gym with orangery roof providing natural light.

Outside

The remainder of the rear garden has a patio area, astro turf, private enclosed hot tub area with electric yawning and lockup shed to side with electric roller doors providing storage.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Tenure: Freehold



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