



**Rowanhayes Close, Ipswich, IP2 9SX**

**welcome to**

**Rowanhayes Close, Ipswich**

This attractive detached home benefits from five generous bedrooms, spacious accommodation spread across four floors, a contemporary bathroom, smart lighting and controls throughout, a garage & ample off street parking, a South facing rear three tiered garden with stunning views. NO ONWARD CHAIN!!



### **Entrance Hall**

Tiled flooring, an open staircase, one radiator, pantry cupboard and a composite front door with Smart locking.

### **Dining Room**

12' x 7' 4" ( 3.66m x 2.24m )

Double glazed window to the front, one radiator and tiled flooring.

### **Kitchen**

12' 1" x 9' 4" ( 3.68m x 2.84m )

Tiled flooring throughout, double glazed window to the front, a range of eye and base level units in wood with black granite worktop surfaces, a dual sink plus drainer and chrome mixer tap, fitted extractor hood, space for a cooker, fridge/freezer, washing machine and dishwasher, tiled splashback throughout, spot lights and a door leading to the garden.

### **Utility Cupboard/pantry**

7' 2" x 3' 9" ( 2.18m x 1.14m )

Tiled flooring and fitted shelving.

### **Cloakroom**

5' 3" x 2' 8" ( 1.60m x 0.81m )

Double glazed window to the side, low level WC, wash hand basin, one radiator and tiled flooring.

### **Lounge**

18' 3" x 11' 3" ( 5.56m x 3.43m )

Spacious room with entry via an open oak staircase with double glazed window to the rear, patio doors leading to the rear garden, outstanding views across Ipswich stretching as far as the Orwell Bridge, oak flooring throughout, two radiators, TV point and a door leading to the ground floor bedroom.

### **Ground Floor Bedroom**

13' 1" x 11' 3" ( 3.99m x 3.43m )

Double glazed window to the rear, oak flooring, two radiators and a TV point.

### **First Floor Bedroom Two**

12' 1" x 11' 4" ( 3.68m x 3.45m )

Double glazed window to the rear, carpet flooring, one radiator, a built in wardrobe and a full wall of built in sliding mirrored wardrobes.

### **First Floor Bedroom Three**

13' 2" x 11' 6" ( 4.01m x 3.51m )

Dual aspect double glazed windows to the rear with far reaching views, carpet flooring, one radiator and a built in wardrobe.

### **Second Floor Bedroom Four**

9' 7" x 7' 3" ( 2.92m x 2.21m )

Double glazed windows to the front, carpet flooring and one radiator. The current vendor uses this room as an office.

### **Second Floor Bedroom Five**

9' x 6' 4" ( 2.74m x 1.93m )

Double glazed windows to the front, carpet flooring, one radiator and an airing cupboard housing the boiler.

### **Bathroom**

9' 3" x 6' 6" ( 2.82m x 1.98m )

This contemporary bathroom has been re-furbished to exacting standards by the current vendor with a double glazed window to the front, tiled flooring, contemporary grey tiled walls, a shower with glass enclosure, a fitted waterfall shower and Aqualisa system, a jetted bath tub with an Aqualisa system, vanity sink, low level WC, spot lights, a fitted mirror, double glazed window to the front and a grey heated towel rail.

### **Outside:**

#### **Front Garden**

Concrete driveway with a slate border, a lawned surround with hedging, decking leading to a side gate and front door and a 7kw EV charge point.

#### **Rear Garden**

Stunning fully landscaped South facing split level rear garden with three levels. The top level benefits from a raised decking area, enclosed private patio area for enjoying the morning sunshine, far reaching views across the entirety of Ipswich and the Orwell Bridge, outside power point, tap and light, a canopy and a gate with picket fence and steps down leading to the second level. The second level is laid to lawn with hedging, shrubs, raised flower beds, and a further picket fence border. The third level is entered via steps and is currently being landscaped by the current vendor, it will include a lawn, a fully enclosed border and a shed to the bottom with power.

#### **Garage**

16' 6" x 8' 4" ( 5.03m x 2.54m )

With an electric up and over door, power, light, plastered walls and has potential for conversion SSTP.



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## Rowanhayes Close, Ipswich

- Five generous bedrooms
- Spacious accommodation spread across four floors
- Garage & ample off street parking
- Smart lighting and controls throughout
- South facing rear three tiered garden

Tenure: Freehold EPC Rating: C

offers in excess of

**£440,000**



Please note the marker reflects the postcode not the actual property

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william h brown



**01473 226101**



[ipswich@williamhbrown.co.uk](mailto:ipswich@williamhbrown.co.uk)



Wolsey House, 16-18 Princes Street, IPSWICH,  
Suffolk, IP1 1QT



[williamhbrown.co.uk](http://williamhbrown.co.uk)