



Barleyhayes Close, IPSWICH, IP2 9GX

welcome to

Barleyhayes Close, IPSWICH

****GUIDE PRICE £240,000 - £250,000**** This well-presented three bedroom Town House benefits from a beautiful lounge with doors to the garden, a large kitchen/diner with Juliet balcony, a study, a ground floor cloakroom, a second floor bathroom, a second floor en suite, a half garage and parking.



Entrance Hall

14' 9" x 3' 2" (4.50m x 0.97m)

Wood effect flooring, one radiator and a large understairs storage cupboard.

Study

9' x 8' 2" (2.74m x 2.49m)

This study has been converted from half of the garage with wood effect flooring and one radiator.

Cloakroom

7' 7" x 3' 2" (2.31m x 0.97m)

Low level WC, wash hand basin, one radiator, tiled flooring, space for a washing machine, a wood effect worktop, extractor fan and a wall papered wall.

First Floor Landing

Carpet flooring.

Lounge

15' 3" x 14' 2" (4.65m x 4.32m)

Double glazed window to the rear, French doors leading to the garden making this a light and spacious room, wood effect flooring, two radiators, TV point and a wall papered wall. This is the perfect space for entertaining with ample space for a dining table and chairs if required.

Kitchen/Diner

15' 2" x 13' max (4.62m x 3.96m max)

A Juliet balcony overlooking woodland and the Hayes, a double glazed window to the front, wood effect flooring throughout, one radiator, a range or eye and base level units in cream with wood effect worktop surfaces, a white ceramic one and a half bowl sink plus drainer and chrome mixer tap, a boxed in wall mounted gas fired boiler, an integrated oven with gas hob and extractor hood, space for a washing machine, dishwasher and fridge/freezer, tiled splashback throughout and ample space for a dining table and chairs.

Second Floor Landing

Carpet flooring and one radiator.

Master Bedroom

13' 8" x 9' 9" (4.17m x 2.97m)

Dual aspect double glazed windows to the rear, over-looking the rear garden, carpet flooring, one radiator, a double built in wardrobe and a door leading to the en suite.

En Suite

5' 9" x 5' 1" (1.75m x 1.55m)

Low level WC, pedestal wash hand basin, shower with glass enclosure, tiled splashback, one radiator, tiled flooring, a wall papered wall, extractor fan and shaver point.

Bedroom Two

10' 8" x 8' 1" (3.25m x 2.46m)

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

Bedroom Three

7' 9" x 7' (2.36m x 2.13m)

Double glazed window to the front, carpet flooring, one radiator and a wall papered wall.

Bathroom

7' 7" x 6' 2" (2.31m x 1.88m)

Low level WC, pedestal wash hand basin, bath with overhead shower and glass screen, extractor fan, spot lights, tiled flooring, an airing cupboard and shaver point.

Outside:

Front Garden

A tarmac driveway providing off street parking, a lawned area and a pathway leading to the front door.

Rear Garden

Fully enclosed tiered rear garden. The bottom tier has a patio seating area, perfect for enjoying the afternoon sun, wooden steps leading up to the second tier and remainder of the garden with a retaining brick wall and an outside light.



view this property online williamhbrown.co.uk/Property/IPS119189



welcome to

Barleyhayes Close, IPSWICH

- Beautiful lounge with doors to the garden
- Large kitchen/diner with Juliet balcony
- En suite to master on second floor
- Ground floor cloakroom & second floor
- Tiered rear garden

Tenure: Freehold EPC Rating: C

guide price

£240,000 - £250,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/IPS119189](https://www.williamhbrown.co.uk/Property/IPS119189)



Property Ref:
IPS119189 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



ipswich@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)