

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 gars 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.





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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

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£240,000 - £250,000









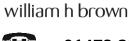
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