



**Holyrood Close, Ipswich, IP2 9DZ**



**welcome to**

**Holyrood Close, Ipswich**

**\*\*£375,000 - £400,000 GUIDE PRICE\*\*** Immaculately presented detached home located in the desirable Royals area of Ipswich. A modern and contemporary style 3 bedroom property on a large corner plot with large front garden, private south facing rear garden and off road parking for 3/4 cars.



### **Hallway**

Light and spacious entry with industrial style radiator.

### **Ground Floor Cloakroom**

4' x 4' 9" ( 1.22m x 1.45m )

Double glazed obscured window to the front with integral blinds, low level WC, hand basin and industrial style radiator.

### **Lounge**

11' 8" x 16' 2" ( 3.56m x 4.93m )

Bright room with large double glazed patio door housing integral blinds, leading out to the driveway, recess with spotlight overhead and a tall industrial style radiator.

### **Kitchen/Diner**

9' 4" x 20' 6" ( 2.84m x 6.25m )

Light and modern kitchen with granite and Silestone worktops/breakfast bar, BOSCH appliances include an induction hob, integrated extractor hood, integrated dishwasher, single oven and microwave combi oven, water softener under sink, space for integrated washing machine/dryer, double glazed window and French doors with integral blinds leading out to the garden.

### **Utility Cupboard**

2' 9" x 4' 5" ( 0.84m x 1.35m )

Double sockets, shelves and space for a condenser tumble dryer.

### **Bedroom Three**

9' 3" x 13' 5" ( 2.82m x 4.09m )

Large double room with a built in wardrobe, en-suite, hard flooring, double glazed window with integral blinds and industrial style vertical radiator.

### **En Suite**

6' 8" x 3' 1" ( 2.03m x 0.94m )

Shower, hand basin and low level WC, tiled flooring and walls to ceiling throughout, double glazed obscured window to the rear and at towel heater/radiator.

### **First Floor Landing**

Two cupboards, one housing the boiler and the other for ample storage, carpet flooring and a loft hatch with ladder.

### **Master Bedroom**

11' 9" x 12' 9" ( 3.58m x 3.89m )

Large and bright bedroom with carpet flooring, vertical industrial style radiator, large double glazed window with integral blinds looking to the front/side of the property, Hammonds fitted wardrobes across one wall and matching fitted furniture which can be purchased from the current vendor.

### **Bedroom Two**

9' x 9' 4" ( 2.74m x 2.84m )

Bright bedroom with carpet flooring, an industrial style radiator, double glazed window with integral blinds overlooking the garden to the rear of the property.

### **Bathroom**

5' 5" x 6' 2" ( 1.65m x 1.88m )

Bath with shower, low level WC, hand basin, tiled floor and walls, a radiator/towel rail and obscured double glazed window overlooking the garden at the rear of the property.

### **Outside**

#### **Front Garden**

Large plot with block paved driveway for 3 to 4 cars, part gravelled with flower beds and a large lawned area at the front of the property.

#### **Rear Garden**

A quiet and private South facing rear garden consisting of a patio area, artificial turf, a flower bed to the rear, concrete base with shed, brick wall enclosure to one side and a gate for access to the front lawned area.



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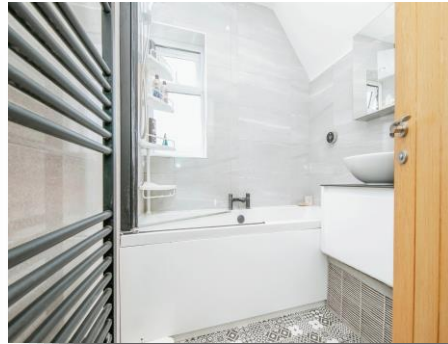
## Holyrood Close, Ipswich

- Modern contemporary home
- Garage conversion making a third bedroom
- Immaculate condition
- Internal oak doors throughout
- Off road parking

Tenure: Freehold EPC Rating: D

guide price

**£375,000 - £400,000**



Please note the marker reflects the postcode not the actual property

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