



Spitfire Close, Ipswich, IP3 9TG

welcome to

Spitfire Close, Ipswich

Impressive three bedroom semi-detached Townhouse boasting a master bedroom occupying the entire second floor, a ground floor cloakroom, a modern first floor bathroom, a South/West facing rear garden, a garage and off street parking



Location

Spitfire Close is located in Southern Ipswich, part of the popular Ravenswood Park development. The area is primarily residential with a nearby primary school and bus stop, which connects the area to the town centre via a frequent bus service.

Ipswich is a sprawling commuter town on the River Orwell, close to the Essex-Suffolk border. It benefits from its proximity to the A12 and A14, which grant access to Colchester, Bury St Edmunds and Felixstowe, also the regular train service between London Liverpool Street and Lowestoft. The town itself boasts a number of schools and academies, with higher education options available in the forms of the University of Suffolk and Suffolk New College, a wide array of entertainment and leisure activities including gyms, swimming pools, cinemas, theatres, libraries and museums, a popular high street that supports two indoor shopping centres, outdoor parks and green spaces, a vibrant night life thanks to the variety of pubs and bars, restaurants, cafes and take away's; sites of worship, and an outdoor market held several times a week.

Entrance Hall

17' x 3' 6" (5.18m x 1.07m)

Wood effect flooring, one radiator and an understairs storage cupboard.

Cloakroom

6' 2" x 3' 3" (1.88m x 0.99m)

Low level WC, wash hand basin, one radiator, wood effect flooring and a double glazed window to the front.

Kitchen

9' 6" x 8' 3" (2.90m x 2.51m)

A range of eye and base level units in wood with marble effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback, space for a cooker with extractor hood over, washing machine, dishwasher and a fridge/freezer, integrated under counter lights, a boiler, tiled effect flooring, one radiator and a double glazed window to the front.

Lounge/Diner

14' 10" x 11' 9" (4.52m x 3.58m)

Spacious open plan room, flooded with natural light, double glazed sliding doors and window to the rear, wood effect flooring, one radiator and TV point.

First Floor Landing

Carpet flooring, airing cupboard and a double glazed window to the front.

Bedroom Two

15' 5" x 8' 3" max (4.70m x 2.51m max)

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

Bedroom Three

8' 11" x 6' 10" (2.72m x 2.08m)

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

Bathroom

8' 2" max x 6' 3" (2.49m max x 1.91m)

Modern bathroom with a P bath with overhead shower, glass screen and a tiled splashback, low level WC, pedestal wash hand basin, tiled flooring, part tiled walls, extractor fan, one radiator and a double glazed window to the front.

Second Floor Landing

Carpet flooring.

Master Bedroom

14' 10" max x 16' 4" (4.52m max x 4.98m)

Impressive master bedroom occupying the entire second floor with carpet flooring, one radiator, TV point, double glazed window to the front and storage in the eaves.

Outside:

Garage

17' 6" x 8' 7" (5.33m x 2.62m)

Up and over door for entry, power, storage in the rafters and a door leading to the rear garden.

Front Garden

A block paved driveway, a pathway leading to the front door, an outside power point and a tap.

Rear Garden

South/West facing rear garden boasting a large patio seating area with a brick retaining wall, steps up to a lawned area, which leads to the rear gate, to the side of the garden there is a door leading to the garage and outside tap and light.



view this property online williamhbrown.co.uk/Property/IPS118338



welcome to

Spitfire Close, Ipswich

- Popular Ravenswood development
- Master bedroom occupies the entire second floor
- Ground floor cloakroom & modern first floor bathroom
- Garage and off street parking
- Occupying a corner plot

Tenure: Freehold EPC Rating: C

offers in excess of

£280,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS118338



Property Ref:
IPS118338 - 0002

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