



**Didsbury Close, Ipswich, IP2 9TD**



**welcome to**

**Didsbury Close, Ipswich**

This well-presented link-detached home benefits from three generous bedrooms, an open plan lounge/diner, a first floor bathroom, off street parking, a garage with two sets of up and overs doors, an un-overlooked rear garden and a COMPLETE ONWARD CHAIN!



### Entrance Hall

14' 3" x 3' ( 4.34m x 0.91m )

Wood effect flooring, one radiator, wall papered walls, a double storage cupboard and a door leading to the garage.

### Lounge/Diner

24' 1" x 13' 2" ( 7.34m x 4.01m )

Fantastic, open plan room with double glazed windows to the front and side, carpet flooring, two radiators, TV point, an understairs storage cupboard and a gas fire with stone base, stone surround and an oak mantel.

### Kitchen

13' 2" x 8' ( 4.01m x 2.44m )

Double glazed window to the rear, a door leading to the garden, tiled flooring throughout, tiled splashback, a wall mounted gas fired boiler, eye and base level units in wood with stone effect worktop surfaces, a white one and a half bowl sink plus drainer and chrome mixer tap, a breakfast bar area, an integrated oven with gas hob and extractor hood, an integrated dishwasher and space for a fridge/freezer and washing machine.

### First Floor Landing

Carpet flooring, a loft hatch and a storage cupboard.

### Master Bedroom

13' 3" x 10' 4" ( 4.04m x 3.15m )

Double glazed window to the front with fitted blind, carpet flooring, one radiator, a wall papered wall and a full wall of wardrobes to stay.

### Bedroom Two

13' 2" x 8' 2" ( 4.01m x 2.49m )

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

### Bedroom Three

8' 3" x 7' 4" ( 2.51m x 2.24m )

Double glazed window to the side, wood effect flooring and one radiator.

### Bathroom

7' 3" x 5' ( 2.21m x 1.52m )

Low level WC, pedestal wash hand basin, a bath with shower attachment, grey wood effect flooring, chrome heated towel rail, part tiled walls and a double glazed window to the side.

### Outside:

#### Garage

17' 5" x 8' 6" ( 5.31m x 2.59m )

Up and over doors to the front and rear, giving vehicular access all the way through to the garden, a further door leading to the entrance hall, power and light.

#### Front Garden

A driveway providing off street parking and a large lawned area.

#### Rear Garden

An un-overlooked rear garden with a raised patio seating area, stepping stones leading to the rear of the garden, a lawned area, two oak planters, steps down to the bottom of the garden, a hard standing seating area, an artificial grass area, mature trees, hedging, conifers, a fully enclosed border and an outside tap and light.

#### Agents Note:

This property has great potential for extension. Planning permission has already been approved for a large single storey extension and partial conversion of the garage.



***view this property online*** [williamhbrown.co.uk/Property/IPS119894](http://williamhbrown.co.uk/Property/IPS119894)



welcome to

## Didsbury Close, Ipswich

- Complete onward chain
- Three generous bedrooms
- First floor bathroom
- Garage with two sets up and overs doors
- Off street parking

Tenure: Freehold EPC Rating: D

**£270,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/IPS119894](http://williamhbrown.co.uk/Property/IPS119894)



Property Ref:  
IPS119894 - 0003

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](mailto:Ipswich@williamhbrown.co.uk)



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



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