



Sandringham Close, Ipswich, IP2 9DT

welcome to

Sandringham Close, Ipswich

This attractive, detached bungalow has been largely extended to the rear and boasts three good-sized double bedrooms, a large kitchen/breakfast room, two shower rooms, a sun room, a large, insulated brick outhouse and a beautiful, South facing, corner plot rear garden. NO ONWARD CHAIN!



Entrance Hall

6' x 4' 5" (1.83m x 1.35m)

Double glazed window to the front, a door to the front and carpet flooring.

Lounge/Diner

28' x 23' max (8.53m x 7.01m max)

Open plan, L-shaped room, which has been hugely extended, with double glazed window to the side and rear, carpet flooring throughout, sliding doors leading to the garden, three radiators, spot lights and a door leading to the sun room.

Sun Room

17' 8" x 9' 3" (5.38m x 2.82m)

Double glazed window to the rear, sliding doors leading to the garden, an all-weather roof, spot lights, carpet flooring, wall hung lights, a door leading to the lounge and a door leading to the garage.

Kitchen/Breakfast Room

18' 9" x 8' 8" (5.71m x 2.64m)

Two double glazed windows to the side, a door leading to the garden, carpet flooring throughout, one radiator, eye and base level units in wood with grey stone effect worktop surfaces, a black one and a half bowl sink plus drainer and chrome mixer tap, an integrated double oven with induction hob and extractor hood, an integrated fridge, washing machine and dishwasher, tiled splashback, spot lights throughout and ample space for a table and chairs.

Landing

A storage cupboard, loft hatch and carpet flooring.

Master Bedroom

13' 3" x 10' 1" (4.04m x 3.07m)

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

Bedroom Two

10' x 7' 9" (3.05m x 2.36m)

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

Bedroom Three

10' 8" x 8' 8" (3.25m x 2.64m)

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

Shower Room

7' 2" x 5' 8" (2.18m x 1.73m)

Enclosed WC, a shower with glass enclosure, waterfall showerhead and shower attachment, a vanity sink, fully tiled walls and flooring, spot lights, chrome heated towel rail and double glazed window to the side.

2nd Shower Room

10' 3" x 4' 4" (3.12m x 1.32m)

Fully tiled walls and flooring, low level WC, a shower with glass enclosure, a vanity sink, chrome heated towel rail, spot lights and double glazed window to the rear.

Garage

16' 7" x 8' 8" (5.05m x 2.64m)

An electric roller door, light, power and a door leading to the sun room.

Outside

Solar panels fitted to the South facing part of the property.

Front Garden

A large, immaculate resin driveway with parking for 5+ vehicles, raised flower beds, hedging, a lawned area, a shingle area and a side access gate, leading to the rear garden.

Rear Garden

Corner plot rear garden, wrapping around the entire property, with a wraparound, raised resin seating area, a partially walled border, a large, well-maintained lawned area, a large brick outbuilding, a summer house, a shed, an additional brick outbuilding, a side access gate and an outside tap and light.

Brick Outbuilding

23' x 17' 9" (7.01m x 5.41m)

Insulated and cladded walls, a door to entry, French doors leading to the garden, power, light, carpet flooring, storage radiators, a fitted bar and space for a full size snooker table. This outbuilding would make the perfect games room, snug or home office.

Agents Note:

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



view this property online williamhbrown.co.uk/Property/IPS120079



welcome to

Sandringham Close, Ipswich

- No onward chain
- Three good-sized double bedrooms
- Largely extended to the rear
- Large, insulated brick outhouse
- Two shower rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£415,000 - £425,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS120079



Property Ref:
IPS120079 - 0008

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



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



williamhbrown.co.uk