



**Garden Close, Shotley, Ipswich, IP9 1LZ**



**welcome to**

**Garden Close, Shotley, Ipswich**

This well-presented, semi-detached bungalow is situated on a corner plot, in the popular village of Shotley and benefits from two double bedrooms, a modern fitted kitchen, a conservatory, a double garage and off street parking.



### Entrance Porch

7' 8" x 6' 3" ( 2.34m x 1.91m )

Grey wood effect flooring, double glazed windows to the side and rear, front door and loft hatch.

### Landing

Carpet flooring, one radiator, an additional loft hatch and doors leading to the bedrooms, shower room and living area.

### Lounge

17' 4" x 10' 8" ( 5.28m x 3.25m )

Double glazed window to the rear, carpet flooring, TV point and door leading to the kitchen.

### Kitchen

11' 4" x 6' 5" ( 3.45m x 1.96m )

Modern kitchen with oak effect flooring, eye and base level units in high gloss white with white quartz effect worktop surfaces, a black sink plus drainer and chrome mixer tap, a carousel cupboard, an integrated oven with electric hob and extractor hood, an integrated fridge, space for a washing machine, double glazed window to the side and a door leading to the conservatory.

### Conservatory

13' 4" x 8' 4" ( 4.06m x 2.54m )

Double glazed windows to the side and rear, French doors leading to the garden and an electric radiator.

### Master Bedroom

13' 6" max x 10' 2" ( 4.11m max x 3.10m )

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

### Bedroom Two

10' x 7' 2" ( 3.05m x 2.18m )

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

### Shower Room

A shower with glass enclosure, low level WC, pedestal wash hand basin, partially tiled walls, double glazed window to the side and extractor fan.

### Outside:

#### Front Garden

A tarmac driveway providing off street parking for two vehicles, in front of the garage, a lawned area to the side, a pathway leading to the front door and a side gate leading to the rear garden.

#### Rear Garden

Large, corner plot rear garden, which is beautifully presented, with a patio seating area, a lawned area, two sheds, a side access, an outside tap, a fully enclosed border and raised flower beds.

#### Double Garage

16' 8" x 16' 6" ( 5.08m x 5.03m )

Double garage with a middle partition wall, an internal window and connecting door, a further door to the side, two up and over doors, power and light.



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## **Garden Close, Shotley, Ipswich**

- Two double bedrooms
- Modern fitted kitchen
- Conservatory
- Corner plot property
- Double garage & off street parking

Tenure: Freehold EPC Rating: E

Council Tax Band: B

# £240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

IPS120192 - 0002

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