



**Sagehayes Close, Ipswich, IP2 9SQ**



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## **Sagehayes Close, Ipswich**

This attractive end-terraced Town House boasts four generous bedrooms, an open plan kitchen/diner, fitted shutters throughout, a stunning master bedroom with dual aspect windows, one 2nd floor bathroom, an en suite, a ground floor cloakroom and a fully landscaped South-West facing rear garden.



### Entrance Hall

14' 8" x 3' 7" ( 4.47m x 1.09m )

Wood effect flooring, one radiator and understairs storage cupboard.

### Cloakroom

7' 8" x 3' ( 2.34m x 0.91m )

Low level WC, pedestal wash hand basin, one radiator, carpet flooring and an extractor fan.

### Ground Floor Bedroom Four

13' x 8' 1" ( 3.96m x 2.46m )

The garage was converted by the previous owners and benefits from a double glazed window to side with fitted shutter, one radiator, carpet flooring and a feature brick wallpaper wall. Currently used as a bedroom but could be used as a study.

### First Floor Landing

Carpet flooring and one radiator.

### Kitchen/Diner

15' 3" max x 13' 1" ( 4.65m max x 3.99m )

Stunning kitchen/diner boasting a double glazed window to the front with fitted shutter, a Juliet balcony to the front with fitted shutter, wood effect flooring throughout, a boiler (not currently working), one radiator, a range of eye and base level units in shaker style cream with stone effect worktops, a white one and a half bowl sink plus drainer and chrome mixer tap, integrated oven with electric hob and extractor hood, tiled splashback, space for a fridge/freezer and washing machine, spot lights and an extractor fan.

### Lounge

15' 4" x 14' 1" max ( 4.67m x 4.29m max )

Spacious lounge with French doors with fitted shutters leading to the rear garden, a double glazed window with fitted shutter overlooking the rear garden, wood effect flooring, one radiator, TV point, spot lights and a contemporary electric fireplace with stone surround.

### Second Floor Landing

Carpet flooring and one radiator.

### Master Bedroom

13' 2" x 9' 8" ( 4.01m x 2.95m )

Dual aspect double glazed windows to the rear with fitted shutters, carpet flooring, one radiator, TV point, a double built in wardrobe and a door leading to the en suite.

### En Suite

5' 9" x 5' 2" ( 1.75m x 1.57m )

Shower with glass enclosure, low level WC, pedestal wash hand basin, wood effect flooring, one radiator, extractor fan and shaver point.

### Bedroom Two

11' x 7' 8" ( 3.35m x 2.34m )

Double glazed windows to the front with fitted shutters, carpet flooring and one radiator.

### Bedroom Three

7' 9" x 7' ( 2.36m x 2.13m )

Double glazed windows to the front with fitted shutters, carpet flooring, loft hatch and one radiator.

### Bathroom

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

Low level WC, pedestal wash hand basin, bath with shower attachment, part tiled, extractor fan, airing cupboard, a double glazed window to the side with fitted shutter, wood effect flooring and one radiator.

### Outside:

#### Rear Garden

South-West facing rear garden with a large patio seating area, a sleeper border, steps up to a lawned area, a fully enclosed border, side gate, an outside tap and a shed.

### Garage

A quarter garage with an up and over door and ample storage space.

### Agents Note:

Please note the boiler in this property is not working.



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## **Sagehayes Close, Ipswich**

- Four generous bedrooms
- Open plan kitchen/diner
- Fitted shutters throughout
- One 2nd floor bathroom, an en suite & ground floor cloakroom
- A quarter garage

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:

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