

KEYSTONE



Brackenhayes Close, Ipswich, IP2 9AY

£440,000

Detached Family Home
Lounge
Kitchen & Utility Area
Shower Room & Cloakroom
Popular Location

Four double Bedrooms
Dining Room
Study
Detached Double Garage

Brackenhayes Close, Ipswich IP2 9AY

KEYSTONE are pleased to offer this RARELY AVAILABLE SPACIOUS DETACHED FAMILY HOME situated at the end of a tree lined street in a very secluded elevated position. The property benefits from lounge, dining room, kitchen, study, cloakroom, utility area, four double bedrooms, shower room, double detached garage and driveway. *****CALL NOW TO ARRANGE YOUR VIEWING*****

 4  2  3  C



Entrance Door

Leading to hallway with parquet.

Lounge

17'8 x 14'8

Bay window to front, two radiators and stairs leading to dining area.

Study

9'4 x 6'6

Window to side and radiator.

Cloakroom

Fitted with w/c, pedestal wash basin, tile splash backs, radiator, tiled flooring and window to side.

Dining Room

15'7 x 9'2

Patio doors to rear, oak flooring and radiator.

Kitchen

11'5 x 8'8

Fitted with a range of base units and drawers and matching wall mounted cabinets, one and a half sink and drainer unit with tiled splash backs, integrated dishwasher, fridge freezer, wall mounted boiler, space for washing machine, space for cooker, extractor fan, tiled flooring, window to rear and door to side.

Utility Area

11'6 x 3'1

Windows to side door to garden, door to front, tiled flooring and space for tumble dryer.

First floor

Bedroom One

11'7 x 11'6

Window to front, radiator and built in wardrobe.

Bedroom Two

10'8 x 9'4

Window to front, radiator and built in wardrobe.

Second Floor

Bedroom Three

9'4 x 8'9

Window to rear and radiator.

Bedroom Four

9'1 x 8'9

Window to rear, radiator and built in wardrobe.

Shower Room

Fitted with shower cubicle, w/c, vanity sink, heated towel rail, tiled flooring, tiled walls, and window to rear.

Outside

The property can be found at the end of a no through road with double driveway that leads to a detached double garage with up and over door and storage in eaves. The front garden has an array of mature plants, shrubs and trees. There is side access that leads to the rear garden. The rear garden is also very mature and secluded with patio area and pergola. There is a raised deck area with summer house and step leading around. There is also a gate to rear.



Viewings

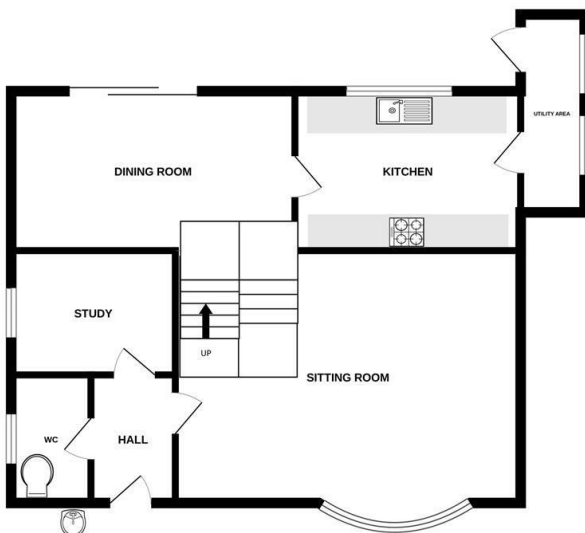
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

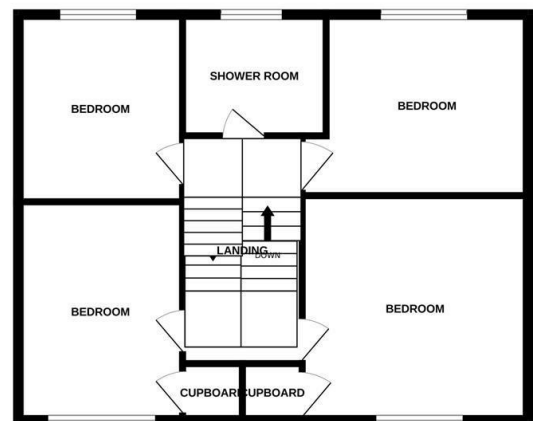
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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