

KEYSTONE



Hexham Close, Ipswich, IP2 9BE

£375,000

Extended Link-Detached House
Walk-In Wardrobe & En-Suite
Kitchen
Study
Popular Location

Three Double Bedrooms
Lounge & Dining Room
Utility Room & Cloakroom
Garage & Driveway
Gas Central Heating

Hexham Close, Ipswich IP2 9BE

Welcome to this charming Extended link-detached house located on Hexham Close in Ipswich. This property boasts three reception rooms, perfect for entertaining guests or for a family who needs more space. With three double bedrooms and a master suite with walk in wardrobe and ensuite, This home offers space and versatility for a buyer.

Situated in a cul-de-sac of just four houses, this home offers a sense of privacy and tranquillity. The three double bedrooms and family bathroom provide comfort and space for all occupants, ensuring everyone has their own space.

The property has a superb office space with a good size lounge which both lead into a generous dining area opening into the kitchen. This provides the property with a great open plan feel but with the flexibility to close of certain reception rooms if needed.

The property may appear modest from the outside, but inside, you'll find a deceptively spacious layout that will surprise you. The kitchen and dining room offer a great social area and



Hallway

Cloakroom

Study

Lounge

Dining Room

Kitchen

Utility Room

First Floor

Landing

Bedroom One

With dressing room.

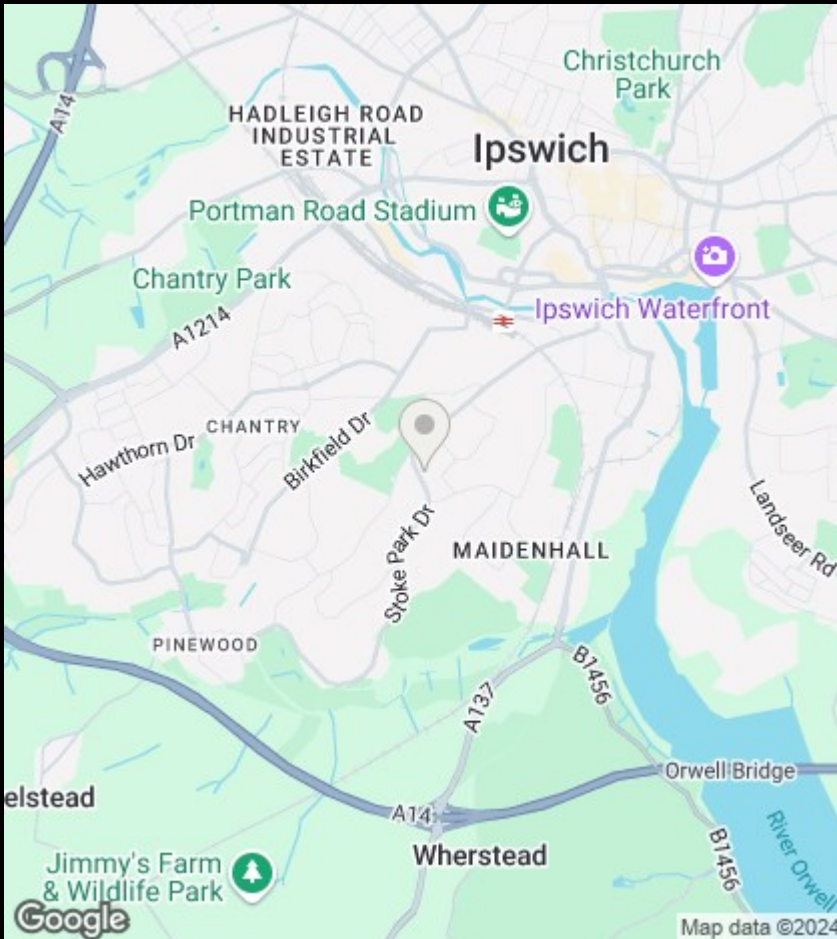
Bedroom Two

Bedroom Three

Bathroom

Outside

With garage and driveway and enclosed rear garden.



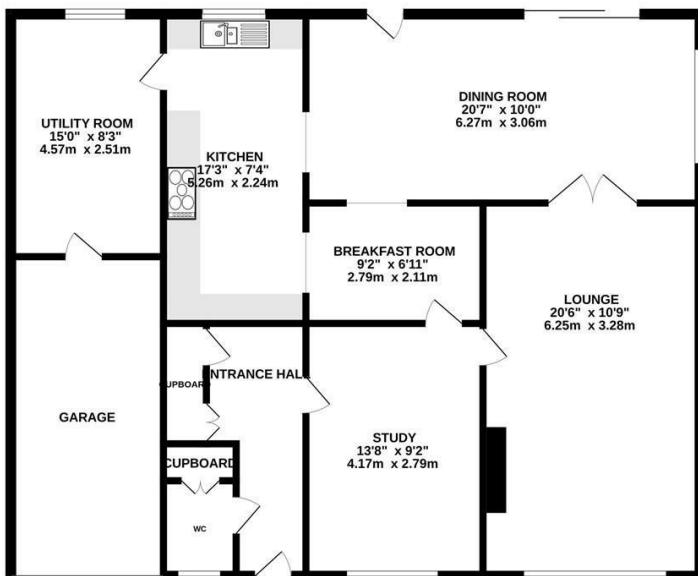
Viewings

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

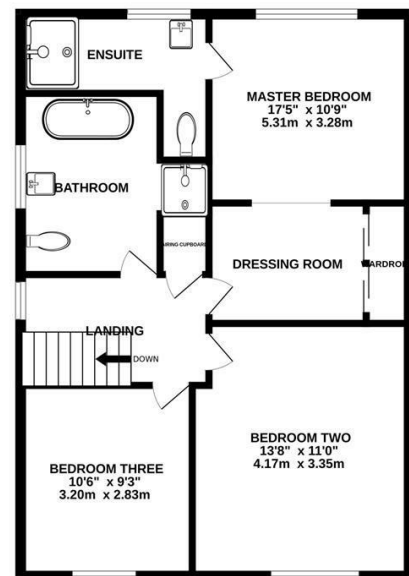
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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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