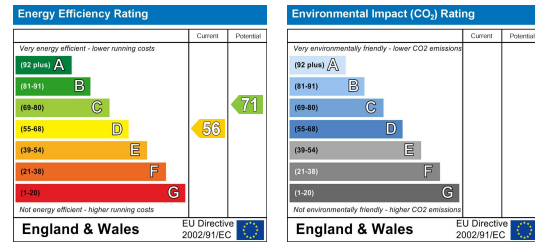


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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4 St. Marys Close, Offton, Ipswich, IP8 4RZ

£400,000

Situated in a quiet cul-de-sac within the sought after village of Offton, this 3 bedroom split level home offers versatile accommodation. The property benefits from Ground Floor Shower Room, Study, Ground Floor Bedroom, Lounge, Kitchen/Dining Room, 2 First Floor Bedrooms, Bathroom, South Facing Rear Garden, Off Road Parking, Oil Fired Central Heating.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

4 St. Marys Close, Offton, Ipswich, IP8 4RZ

OFFTON:

OFFTON is a small village of less than 350 houses to the west of Ipswich and lying between Hadleigh and Needham Market. The parish boundaries are shared with Elmsett, Naughton, Nedging, Wattisham, Great Bricett, Ringshall, Willisham, Nettlestead, and Somersham.

With front door leading to...

ENTRANCE HALL:

With built in cupboard, radiator, doors leading to...

STUDY: 8'7" x 7'11" (2.62m x 2.41m)

With double glazed window to front aspect, built in cupboard, radiator.

SHOWER ROOM:

With double glazed window to side aspect, fitted suite comprising double shower cubicle, low level W.C, vanity wash hand basin, tiled floor.

BEDROOM 3: 12'2" x 9'9" (3.71m x 2.97m)

With double glazed window to rear aspect, double glazed French doors to rear aspect opening to rear garden, radiator.

Five steps up to...

OPEN PLAN DINING AREA: 16'10" x 10'5" (5.13m x 3.18m)

With double glazed window to rear aspect, double glazed sliding patio door to rear garden, vaulted ceiling, stairs to first floor, radiator, double doors leading to lounge.

KITCHEN: 16'10" x 8'10" (5.13m x 2.69m)

With two double glazed windows to front aspect, fitted with a range of matching wall and base level units with drawers and work surfaces over, inset sink unit with mixer tap over, integral hob with extractor hood over, integral fridge/freezer, integral dishwasher, radiator.

LOUNGE: 21'3" x 13'3" (6.48m x 4.04m)

With two double glazed windows to rear aspect, Calor gas fuelled wood burner, Two radiators.

FIRST FLOOR

LANDING:

With built in airing cupboard, loft access and doors leading to...

BEDROOM 1: 12'11" x 9'4" (3.94m x 2.84m)

With tall double glazed window to rear aspect, radiator.

BEDROOM 2: 12'11" x 9' (3.94m x 2.74m)

With double glazed window to front aspect, built in wardrobe, radiator.

BATHROOM:

With double glazed window to side aspect, fitted suite comprising panelled bath, low level W.C, vanity wash hand basin, radiator.

OUTSIDE:

The property is approached via a driveway to the front which provides ample off road parking, the remainder of the front garden is laid to lawn, there is side access which provides potential for further parking or car port.

The garden to the rear of the property is south facing, it is secluded, has a large decked entertaining area with raised lawns, flower and shrub borders and a variety of plants, trees and shrubbery. The rear garden is split over 3 levels and it provides 3 parcels of lawn surrounding a decking platform with pergola. A ramp leads to the top of the garden which boasts views of open fields, the garden is enclosed by fencing.

NEEDHAM MARKET:

Unit 2, Old Town Hall, High Street, Needham Market. IP6 8AL. TO VIEW PLEASE CALL 01449 722242 or email needham@hamilton-smith.com

