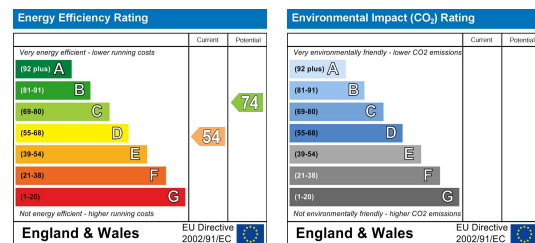


Approximate Floor Area
1,654 sq.ft.
(153.7 sq.m.)

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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6 Balmoral Close, Ipswich, IP2 9EJ

£475,000

Located on the sought after Royals development and situated at the end of a quiet cul-de-sac, this spacious 4 bedroom detached bungalow offers ample living accommodation including lounge, orangery, Dining Room, Kitchen, Utility Room, 4 Bedrooms, Bathroom, Wet Room, Double Garage, Gardens, Garage, Ample Off Road Parking, Wrap around Gardens.



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.

DATA PROTECTION ACT 1998

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.

6 Balmoral Close, Ipswich, IP2 9EJ

IPSWICH:

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

With front door leading to...

ENTRANCE HALL:

With radiator, doors leading to...

LIVING ROOM: 19'10" x 12'5" (6.05m x 3.78m)

With radiators, opening to...

ORANGERY: 14'7" x 12'2" (4.45m x 3.71m)

Light and airy with double glazed windows to side and rear, centre light and ceiling fan.

DINING ROOM: 13'6" x 11' (4.11m x 3.35m)

With double glazed window and door to rear aspect, door to utility room.

KITCHEN: 13'6" x 9'2" (4.11m x 2.79m)

With double glazed window and door to rear aspect, fitted with a range of matching wall and base level units with drawers and work surfaces over, inset one and a half bowl sink unit and drainer with mixer tap over, integral double oven, integral gas hob with extractor over, integral microwave, space and plumbing for dishwasher, space for fridge/freezer, full height larder cupboard, pull out corner cupboard, tiled floor.

UTILITY ROOM: 14'11" x 4'6" (4.55m x 1.37m)

With double glazed window and door to rear aspect, base level unit with inset sink unit and drainer, space for appliances.

BEDROOM 1: 12'1" x 11'3" (3.68m x 3.43m)

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

BEDROOM 2: 11'3" x 9'2" (3.43m x 2.79m)

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

BEDROOM 3: 8'6" x 8' (2.59m x 2.44m)

With double glazed window to front aspect, radiator.

BEDROOM 4: 8'11" x 7'11" (2.72m x 2.41m)

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

BATHROOM:

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

WET ROOM

With shower, low level W.C, wash hand basin.

OUTSIDE:

To the front of the property there is a block paved driveway providing ample off road parking, the remainder of the front garden is mature with a selection of plants and hedges, there is a double gate providing access to the rear garden.

DOUBLE GARAGE:

With electric door, power and light connected.

The gardens wrap around the property from the side to the rear, it is mainly laid to lawn with patio area, it is mature with raised flower beds, enclosed by brick wall and fencing with access gate.

