

Ground Floor
Approximate Floor Area
646 sq. ft.
(60.0 sq. m.)

First Floor
Approximate Floor Area
298 sq. ft.
(27.7 sq. m.)

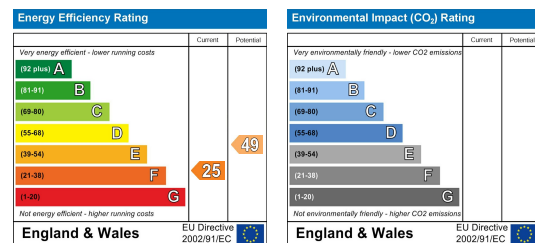
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10 St. Marys Close, Offton, Ipswich, IP8 4RZ

£325,000

This 3 bedroom DETACHED property is situated at the end of a cul-de-sac overlooking open space to the front. With split level and flexible accommodation the property benefits from recent updates. Shower room, Sitting Room, Study/ utility, Kitchen/Dining Room, and Bathroom, Pleasant Private Rear Garden, Under Floor 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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10 St. Marys Close, Offton, Ipswich, Suffolk, 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 tiled flooring, storage cupboard and doors leading to...

INNER HALLWAY:

With stairs to first floor, under stairs storage cupboard, tiled floor and door leading to....

SHOWER ROOM;

With low level W.C, shower cubicle, vanity wash hand basin, tiled floor.

LIVING ROOM: 16'11" max x 10'2" (5.16m max x 3.10m)

With sliding patio to rear aspect, engineered oak flooring, under floor heating, log burner, stairs leading to...

UTILITY / STUDY 9' x 8'5" (2.74m x 2.57m)

With double glazed window to front aspect, oak flooring, under floor heating.

BEDROOM; 9' x 8'11" (2.74m x 2.72m)

With double glazed window to front aspect, oak flooring, under floor heating.

KITCHEN/DINING ROOM: 24'6" x 7'8" (7.47m x 2.34m)

With double glazed window to front aspect, double glazed window to rear aspect, door to outside, fitted with a range of matching wall and base level units with drawers and work surfaces over, inset stainless steel sink unit and drainer with mixer tap over, space and plumbing for washing machine, integral double oven and electric hob with extractor over, space for fridge/freezer, integral dish washer, tiled floor, radiator.

SECOND FLOOR

LANDING:

With built in airing cupboard and doors leading to...

BEDROOM 1: 10'10" x 9'2" (3.30m x 2.79m)

With double glazed window to rear aspect, built in wardrobes, under floor heating.

BEDROOM 2: 12'8" x 9'3" (3.86m x 2.82m)

With double glazed window to front aspect, oak flooring with under floor heating.

BATHROOM:

With window to side aspect, fitted suite comprising P shaped bath, low level W.C, vanity wash hand basin, tiled floor.

OUTSIDE:

To the front of the property there is a driveway providing off road parking, flower and shrub borders and path to front door. There is a

GARAGE: With up and over door.

The garden to the rear of the property is mainly laid to lawn with shed/summer house, raised decking area and the garden is enclosed by fencing.

NEEDHAM MARKET OFFICE:

54 High Street, Needham Market, Ipswich, IP6 8AP. TO VIEW PLEASE CALL 01449 722242 or email needham@hamilton-smith.com

