



Kiln Close, Ipswich, IP4 2FA

welcome to

Kiln Close, Ipswich

This beautifully presented, detached home benefits from four bedrooms, a kitchen/diner with doors to the garden, a utility room, a ground floor cloakroom, a 1st floor bathroom, an en suite to the master bedroom, a garage and off street parking.

Entrance Hall

Tiled flooring, one radiator, spotlights, understairs storage space and double glazed window to the side.

Cloakroom

Tiled flooring, one radiator, double glazed window to the side, low level WC and vanity sink.

Lounge

Oak flooring, double glazed bay window to the front, one radiator, a fireplace with fitted wood burner, TV point and an opening to the kitchen/diner.

Kitchen/Diner

Light and airy room with tiled flooring, one radiator, an opening to the lounge, French doors to the garden, double glazed window to the rear, spotlights, eye and base level units in olive green with black marble effect worktop surfaces, under counter lighting, an integrated fridge/freezer, dishwasher, oven with gas hob and extractor hood, a further integrated oven, a wall mounted boiler and a stainless steel one and a half bowl sink plus drainer and chrome mixer tap.

Utility Room

Tiled flooring, space for a washing machine and tumble dryer, fitted wooden shelving, a wood effect worktop surface and a glazed door to the side.

First Floor Landing

Carpet flooring, an airing cupboard, double glazed window to the side and loft hatch.

Master Bedroom

Carpet flooring, one radiator, a full wall of fitted wardrobes and double glazed window to the front.

En Suite

Tiled flooring, fully tiled walls, chrome heated towel rail, double glazed window to the side, spotlights, low level WC, wash hand basin and a shower with glass enclosure.

Bedroom Two

Carpet flooring, one radiator and double glazed window to the rear.

Bedroom Three

Dark oak wood effect flooring, double glazed window to the front and one radiator.

Bedroom Four

Dark oak wood effect flooring, double glazed window to the rear and one radiator.

Bathroom

Tiled flooring, double glazed window to the side, chrome heated towel rail, shaver point, fully tiled walls, low level WC, wash hand basin, spotlights and a bath with overhead shower and glass screen.

Outside:

Front Garden

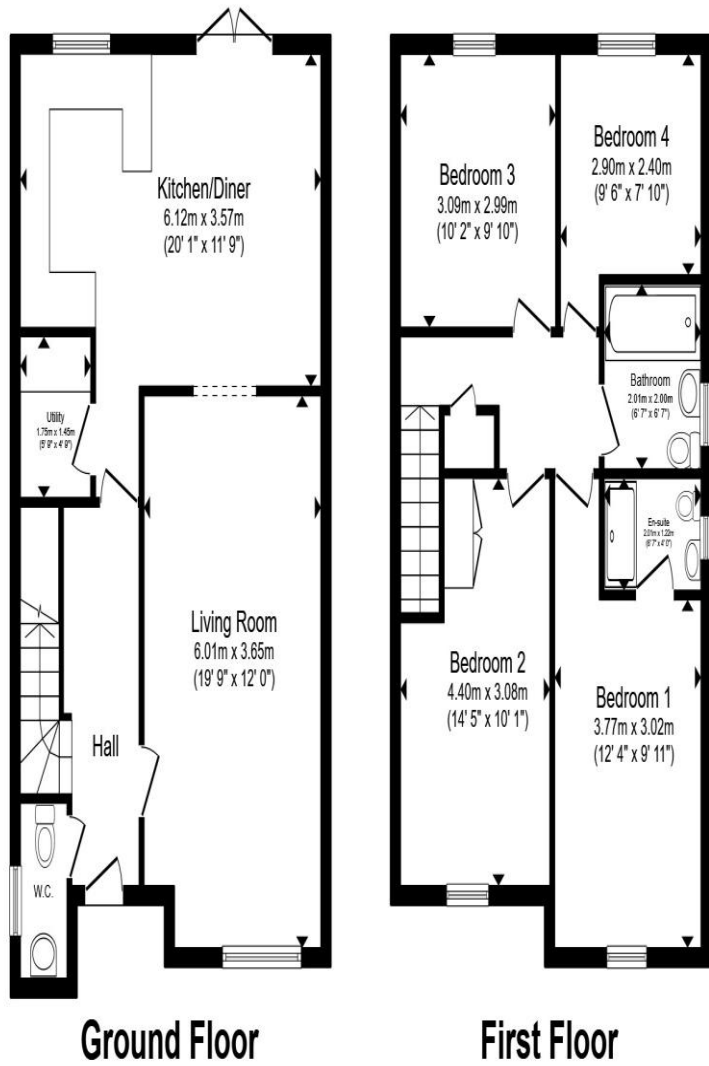
A block paved driveway to the side, a flower bed and access to the garage.

Rear Garden

Beautiful, mature rear garden with a patio seating area with shingle border, flower beds, trees, shrubs, fully enclosed border, steps down to a grassed area, access to the garage, a stoned BBQ area with wooden pergola.

Garage

A partially glazed up and over door.



Total floor area 117.1 m² (1,261 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Kiln Close,
Ipswich

- Four bedrooms
- Kitchen/diner with doors to the rear garden
- Ground floor cloakroom, 1st floor bathroom & en suite
- Utility room
- Garage & off street parking

Tenure: Freehold EPC Rating: C
Council Tax Band: E

guide price

£425,000 - £450,000



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Property Ref:
IPS121504 - 0002

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