



Whitworth Close, Ipswich, IP2 0RB

welcome to

Whitworth Close, Ipswich

GUIDE PRICE £260,000-£270,000 This semi-detached home is situated on a corner plot and benefits from three good-size bedrooms, a seperate utility room, a 1st floor bathroom, a ground floor cloakroom, a garage and off street parking. NO ONWARD CHAIN!



Entrance Hall

8' 9" x 3' (2.67m x 0.91m)

Stylish entrance hall with wood effect flooring, a storage cupboard and one radiator.

Lounge/Diner

25' 4" x 13' 7" (7.72m x 4.14m)

Large, long sweeping room with double glazed window to the front, with views over the park, a further double glazed window to the rear, wood effect flooring, two radiators, TV point, an electric fireplace, a wall papered wall and a door to the staircase.

Kitchen

10' 2" x 8' 3" (3.10m x 2.51m)

Eye and base level units in white with wood effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, space for a fridge/freezer, washing machine and cooker, wood effect flooring and double glazed window to the side.

Utility Room

6' 3" x 5' 6" (1.91m x 1.68m)

Wood effect flooring, one radiator, a door to the garden and space for a fridge/freezer or appliance.

Cloakroom

5' 5" x 4' 4" (1.65m x 1.32m)

Double glazed windows to the side and rear, Victorian style effect flooring, low level WC, a vanity sink, one radiator and spot lights.

First Floor Landing

Double glazed window to the side, carpet flooring and loft hatch.

Master Bedroom

14' 5" x 10' 8" (4.39m x 3.25m)

Double glazed window to the front, carpet flooring, one radiator and sliding, fitted wardrobes.

Bedroom Two

10' 6" x 10' 4" (3.20m x 3.15m)

Double glazed window to the rear, carpet flooring, one radiator and an airing cupboard.

Bedroom Three

9' 9" max x 6' 1" (2.97m max x 1.85m)

Double glazed window to the front, carpet flooring and one radiator.

Bathroom

7' 2" x 6' (2.18m x 1.83m)

Low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, partially tiled walls, Victorian style tiled effect flooring, chrome heated towel rail and double glazed window to the side.

Garage

Up and over door, power and light.

Gardens

Wraparound, corner plot with walled border, a gate to entry, hedging, lawned areas, flower beds, a patio seating area to the rear, access to the garage and a driveway providing off street parking.



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Whitworth Close, Ipswich

- No onward chain
- Three good-size bedrooms
- 1st floor bathroom & ground floor cloakroom
- Seperate utility room
- Corner plot with garage & off street parking

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£260,000 - £270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

IPS120610 - 0003

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