



Chestnut Drive, Ipswich,
£550,000

GRACE ESTATE AGENTS are delighted to present this detached four bedroom situated within a desirable gated community in the popular area of Claydon, this well-presented detached four-bedroom home offers spacious and versatile accommodation, ideal for modern family living.

The ground floor comprises a welcoming entrance hall, spacious living room and separate dining room, providing excellent space for both relaxing and entertaining. There is also a useful utility room and a fourth bedroom, which could equally be used as a home office, guest room or playroom. A ground floor bathroom adds further convenience.

Upstairs, the property features three well-proportioned bedrooms, including a generous master bedroom with a walk-in wardrobe. The spacious second bedroom benefits from useful eaves storage, providing excellent additional storage space, while a family Jack and Jill bathroom serves the first floor.

Externally, the property benefits from ample off-road parking leading to a detached double garage, offering excellent parking, storage and potential for a variety of uses. To the rear is a private, non-overlooked garden, providing a pleasant and secluded outdoor space.

With its spacious accommodation, excellent storage, double garage, ample parking and desirable gated setting, this property offers an excellent opportunity for those seeking a substantial family home in Claydon.

Entrance Hall

Radiator, access to the snug, bedroom four, ground floor bathroom, two storage cupboards, kitchen and living room.

Snug

13'9" x 10'6" (4.20 x 3.21)

Radiator and windows to the front aspect.

Bedroom Four

10'11" x 10'7" (3.34 x 3.23)

Radiator and windows to front aspect.

Living Room

14'11" x 15'11" (4.57 x 4.87)

Electric fireplace with marble hearth, window to side aspect, windows and patio doors to rear aspect, radiator, access to the dining room.

Dining Room

14'8" x 9'10" (4.48 x 3.00)

Radiator and window to rear aspect.

Kitchen

14'8" x 11'2" (4.48 x 3.41)

Window to side aspect, matching eye level and base units with worktops over. Integrated fridge freezer, dishwasher, single gas oven with hob and extractor fan over. Bowl and a half sink with side drainer, radiator, window to side aspect, tiled splash back and flooring. Access to the utility room.

Utility Room

10'2" x 4'10" (3.11 x 1.48)

Space for American fridge freezer, radiator, space for washing machine and dryer. Tiled flooring and access the rear garden.

Bathroom

10'7" x 5'10" (3.23 x 1.78)

Window to side aspect, radiator, low level WC, vanity hand wash basin, shower bath and wood style flooring.





Master Bedroom

16'1" x 11'11" (4.92 x 3.64)

Window to rear aspect, radiator, eves storage, access to the walk in wardrobe and Jack and Jill bathroom.

Walk In Wardrobe

9'7" x 7'6" (2.94 x 2.30)

Velux window and built in wardrobes.

Bedroom Two

14'7" x 10'4" (4.47 x 3.15)

Window to front aspect, eves storage and radiator.

Bedroom Three

12'2" x 9'7" (3.72 x 2.94)

Two Velux windows, radiator and window to front aspect.



Jack and Jill Bathroom

13'6" x 8'8" (4.14 x 2.66)

Two Velux windows, two radiators, low level WC, vanity hand wash basin, corner bath, walk in shower with shower on a riser rail, access to the master bedroom and landing.

Outside

Rear garden - A substantial, mature rear garden featuring a generous lawn, well-established trees, shrubs and hedging, providing an excellent degree of privacy. The garden also benefits from a paved patio area, raised borders and a useful garden shed, creating an attractive and versatile outdoor space. Fenced boundaries and side access to the front of the property.

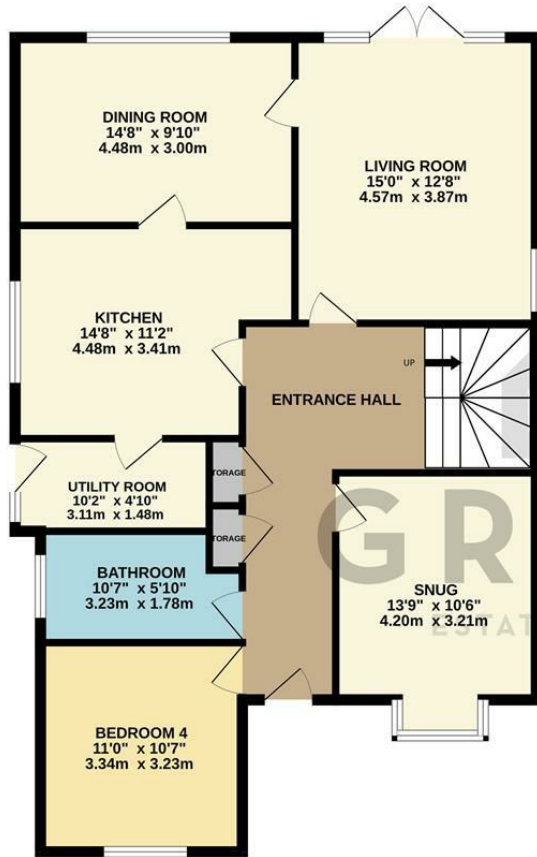
Front Garden - he generous front garden is predominantly laid to gravel, providing extensive off-road parking for several vehicles, the frontage is enclosed by timber fencing and benefits from a detached garage.

EPC

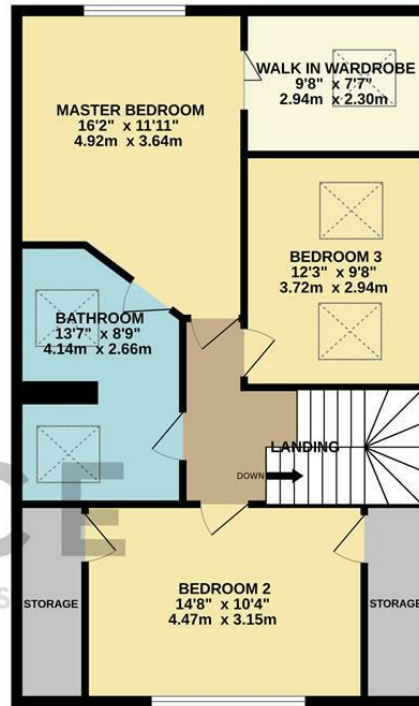
Please ask the marketing agent for the EPC details.



GROUND FLOOR
1032 sq.ft. (95.9 sq.m.) approx.

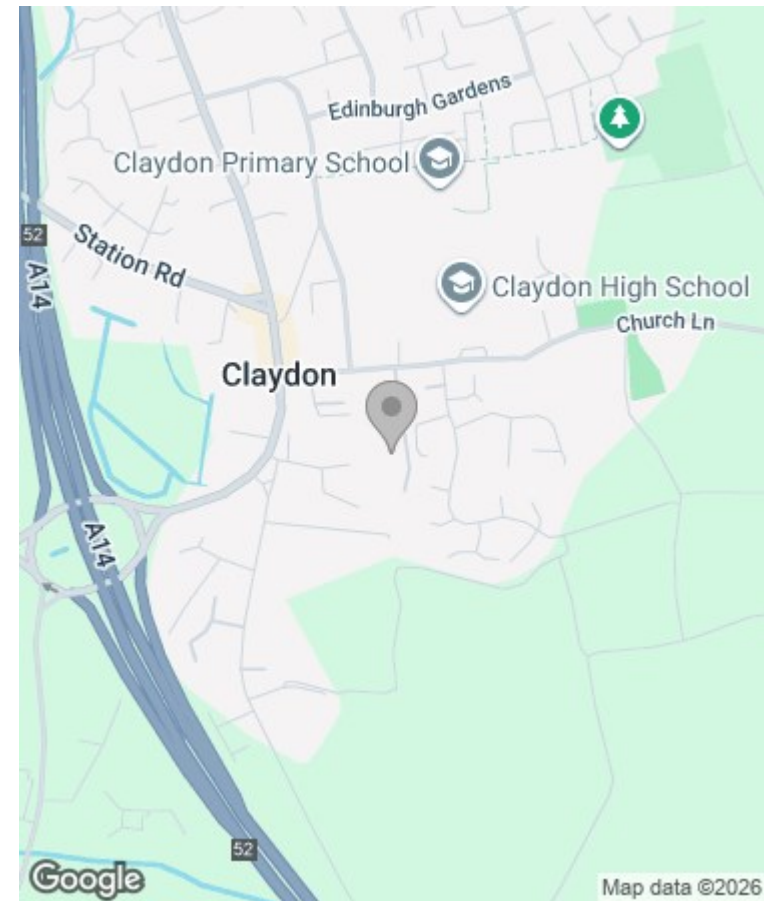


1ST FLOOR
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA: 1808 sq.ft. (168.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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