Charles Wright PROPERTIES

Selling Properties the Wright Way



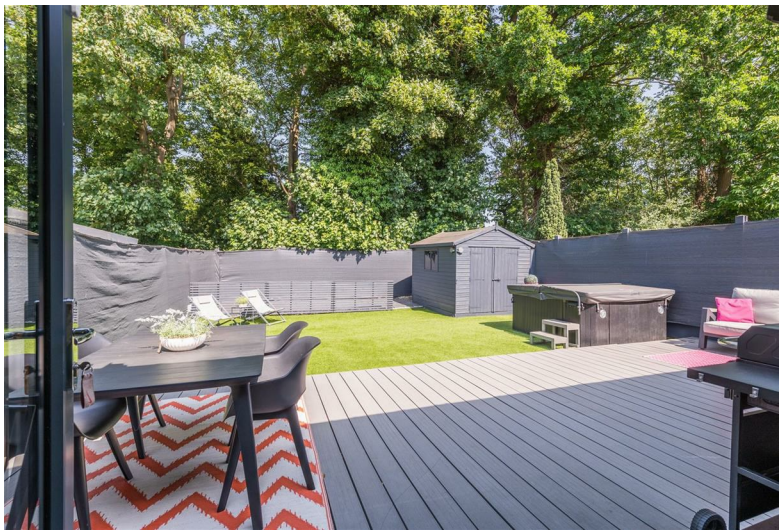
22 Egglestone Close

Ipswich, IP2 9SR

Guide price £415,000

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Description

A fantastic opportunity to purchase this stunning and immaculate extended four bedroom home in a private position backing onto woodland. This property has been fully renovated over recent years creating an ideal family home with versatile living accommodation across two floors comprising of a good-sized living room, a beautiful open plan kitchen/living room with vaulted ceilings offering a light and airy feel, ideal for entertaining. There is also a further reception room which could be used as a playroom or perhaps an office or fifth bedroom. The ground floor also benefits from a stylish shower room with wc. Upstairs the landing gives access to three double bedrooms, a generous fourth and modern family bathroom.

Location

Egglestone Close is a quiet cul-de-sac situated on the popular Belstead Hill area lying to the south west of Ipswich. This property has a wonderful and peacful outlook backing onto woodland with easy access to countryside walks. It is within a short drive of local shops, A12/A14 interchange and the mainline railway station with direct links to London Liverpool Street, journey time just over the hour. Beyond is the rejuvenated waterfront, a variety of superb restaurants and the Town centre with its shopping and recreation facilities. Both Halifax primary and Chantry high school are within walking distance as well as St. Josephs college for anyone looking for the private sector.

Entrance hall

Double glazed door to front, understairs cupboard with built in shoe storage, radiator and wood effect karndean flooring. Doors to

Sitting room

21'11 x 12'10 (6.68m x 3.91m)

Double glazed window to front, two tall radiators, carpet flooring and double doors to

Kitchen/dining/living

23'04 x 19'11 max (7.11m x 6.07m max)

Bi-folding doors to rear, vaulted ceiling with Velux windows, double glazed window to rear, tall radiator, high gloss units with soft-close doors and granite worktops and upstands above, inset sink and drainer, integrated washing machine, dishwasher, tumble dryer, full height fridge and separate freezer, double oven/microwave and electric induction hob, wood effect karndean flooring and side door to under cover passageway.

Playroom

14'02 x 7'01 (4.32m x 2.16m)

Double glazed window to front, radiator and carpet flooring.

Shower room

Newly fitted black framed shower cubicle, low level wc, wall mounted wash basin, black heated towel rail, and tiled floor.

First floor landing

Carpet flooring and doors to

Bedroom one

11'07 x 10'01 (3.53m x 3.07m)

Double glazed window to front, radiator, air conditioning, carpet floor, cupboard above stairs and built in wardrobes.

Bedroom two
11'07 x 10'07 (3.53m x 3.23m)
Double glazed window to front, radiator and carpet floor.

Bedroom three
10'02 x 8' (3.10m x 2.44m)
Double glazed window to rear, radiator and carpet flooring.

Bedroom four
10' x 7'
Double glazed window to rear, radiator, loft access and carpet flooring.

Bathroom
Double glazed window to rear, four piece suite with large bath with central shower attachments, shower cubicle, low level wc, vanity with wash basin, heated towel rail, tiled walls and floor.

Outside and gardens
To the front of the property is a driveway providing off road parking for three vehicles and an EV charging point. A side gate gives access to an under cover passageway leading to the rear garden which enjoys a private west facing aspect backing onto woodland. There is a large composite decking area ideal for alfresco dining, a jacuzzi, Astro turf lawn and a shed.

Services
We understand mains, gas, electric, water and drainage are connected to the property.

Tenure: Freehold
EPC rating: C
Council Tax: Ipswich Borough band E









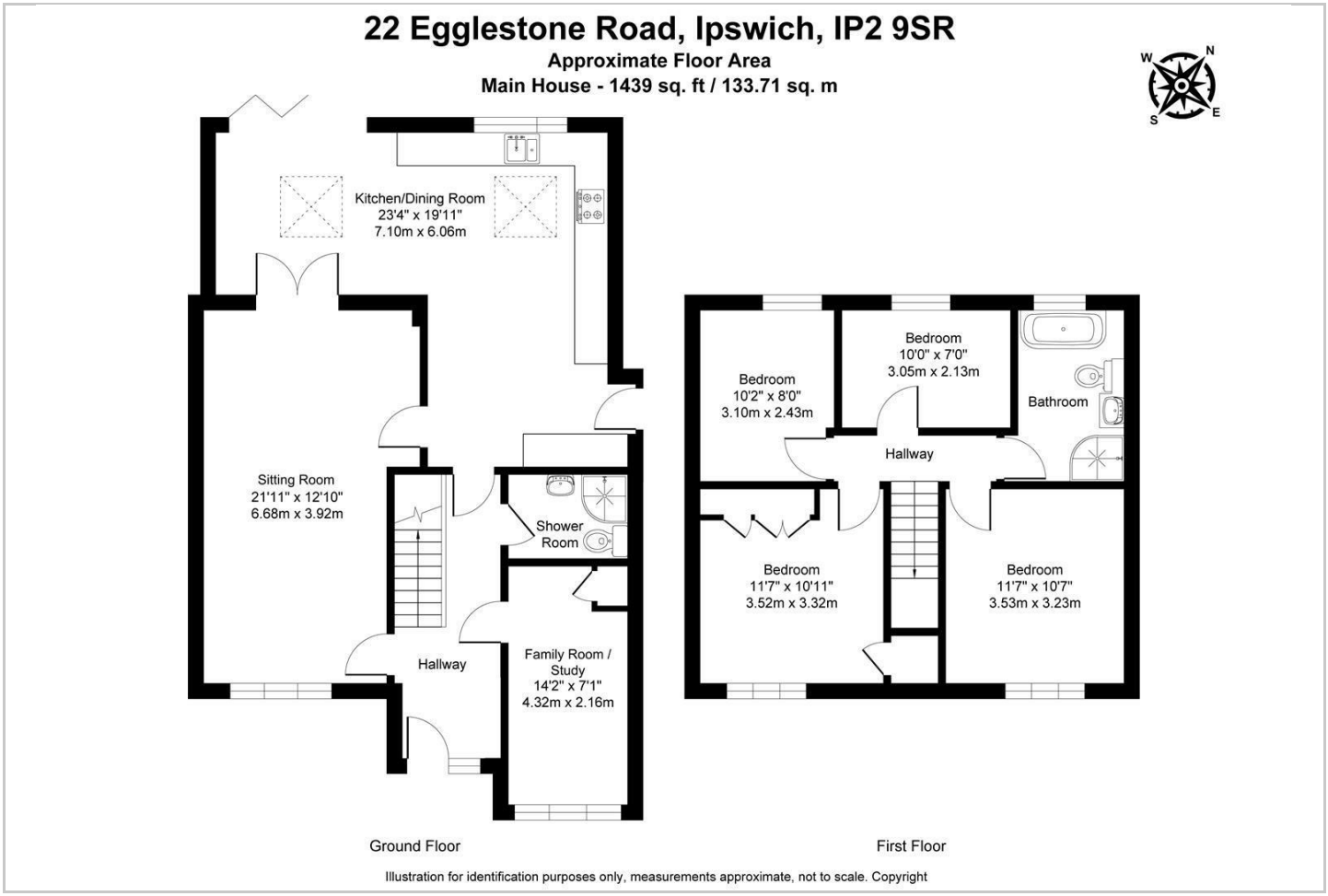








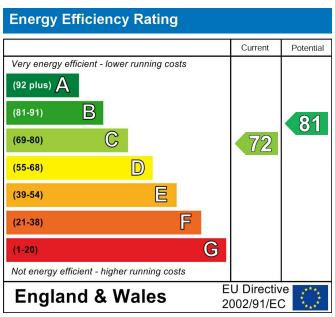
Floor Plan



Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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