Nock Gardens, Ipswich,
£340,000

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GRACE ESTATE AGENTS are delighted to offer this well-presented three-bedroom detached home situated in a highly desirable location, offered to the market with no onward chain, making it an ideal purchase for families, first-time buyers, or those looking to upsize.

The accommodation comprises a welcoming entrance hall, a spacious separate living room, and a generous kitchen/diner, providing the perfect space for both everyday family life and entertaining. A convenient downstairs cloakroom completes the ground floor.

Upstairs, the property offers three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the property provides off-road parking for two vehicles and enjoys a convenient position close to local amenities, schools, and transport links.

Early viewing is highly recommended to appreciate all this fantastic home has to offer.

Entrance Hall
Radiator, wood style flooring and access to the living room, cloakroom, dining room and stairs to the first floor.

Lounge
16'9" x 9'3" (5.13 x 2.82)
Double glazed window to front aspect, double glazed patio doors to the rear aspect, wood style flooring, radiator and electric fire.

Kitchen
8'7" x 7'10" (2.64 x 2.39)
Double glazed window and Upvc door to rear aspect. Matching eye level and base units with work tops over. Space for washing machine and fridge freezer. Integrated oven with gas hob and extractor over. Tiled splash back and flooring. Access to the Dining room.

Dining Room
8'9" x 8'5" (2.67 x 2.57)
Double glazed window to front aspect, radiator, tiled flooring and access to the kitchen.

Cloakroom
Low level WC, hand wash basin, radiator and extractor fan.

Master Bedroom
11'3" x 9'1" (3.45 x 2.77)
Double glazed window to front aspect, radiator, built-in wardrobe and access to the ensuite.

Ensuite
8'11" x 3'2" (2.74 x 0.97)
Walk in shower with shower on a riser rail, hand wash basin, low level WC, double glazed window to side aspect, radiator, tiled flooring and splashback.

Bedroom Two
9'10" x 9'1" (3.02 x 2.79)
Double glazed window to front aspect and radiator.

Bedroom Three
Double glazed window to side aspect and radiator.

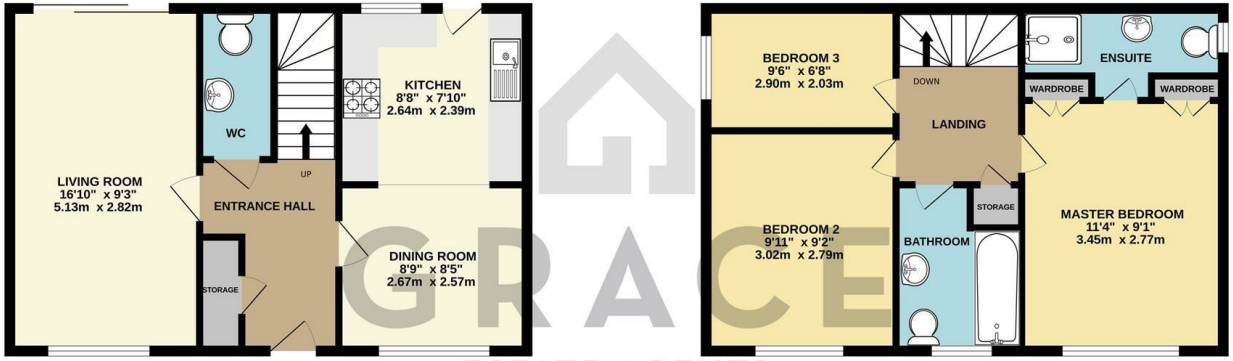
Bathroom
6'9" x 6'5" (2.08 x 1.98)
Double glazed window to front aspect, radiator, low level WC, hand wash basin with mixer tap, panelled bath with shower on a riser rail, tiled flooring and splash back.

Outside
Rear garden - patio from the rear of the property leading to a lawned area, garden shed, fenced boundaries one side and a brick wall the other. Side access to the front of the property.

Front garden - Decorative stones to the front with shrubs and a driveway to the side providing off-road parking for two vehicles, storage for the bins and access to the rear garden.

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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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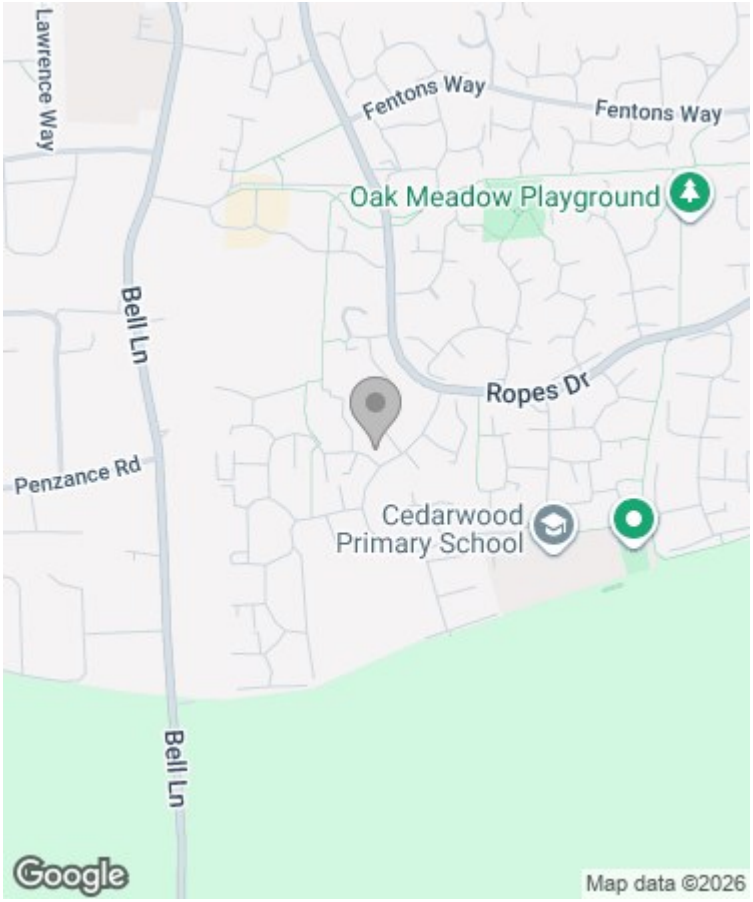

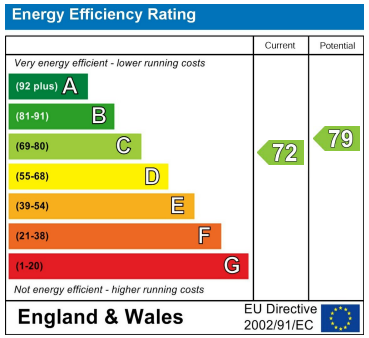

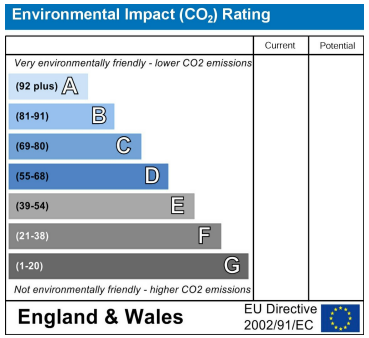

Viewing

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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