

KEYSTONE



The Chestnuts, Ipswich, IP2 9TB

Offers In Excess Of £375,000

Detached House
Lounge
Family Room
Entrance Hallway
Landscape Rear Garden

Four Bedrooms
Kitchen/Diner
Bathroom & Cloakroom
Garage & Driveway
Garden Room

The Chestnuts, Ipswich IP2 9TB

4 1 3



Front Entrance

Leading to entrance hallway, stairs to first floor, built in understairs cupboard and laminate flooring.

feature wall panelling, radiator and built in storage cupboard.

Lounge

14' 9 x 12'1

Window to rear, radiator and a feature fireplace.

Family Room

11'7 x 8'6

Radiator and window to front.

Kitchen/Diner

18'6 x 14'4

Fitted with a range of base units and drawers with matching wall mounted cabinets, 1.5 bowl sink and drainer unit with tiled splash backs, cooker with extractor over, space for dishwasher and fridge freezer, radiator, window to rear, French doors to rear and personal door to garage.

Cloakroom

Fitted with WC, vanity inset sink and laminate flooring.

First Floor Landing

With loft access

Bedroom 1

12'0 x 11'8

Window to rear, built in wardrobes and radiator.

Bedroom 2

12'5 x 8'7

Window to front and radiator.

Bedroom 3

10' x 9'0

Window to rear and radiator.

Bedroom 4

10'3 x 7'5

Window to front and radiator.

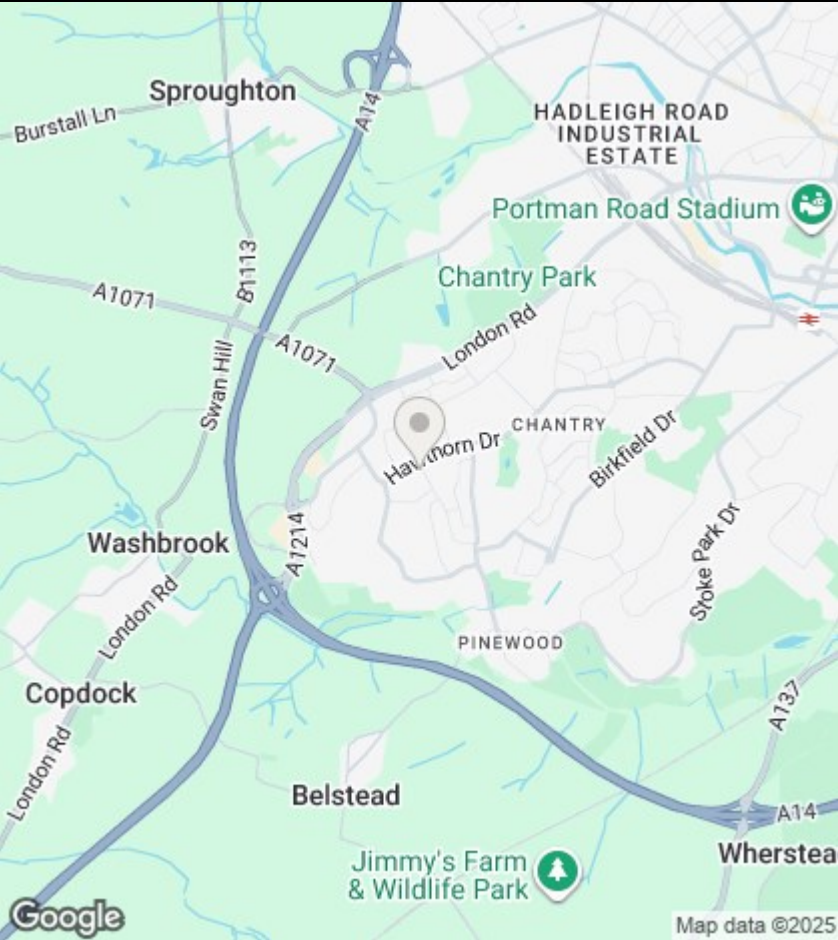
Bathroom

Fitted with a suite comprising of a panelled bath, WC, pedestal wash basin and tiled walls, radiator and a window to the side.

Outside

To the front of the property there is a driveway that provides ample parking. The rear garden has a large patio area with artificial grass, a play area and also a side gate that leads to the front of the property.

There is also a garden room with electric heating, power and light connected.



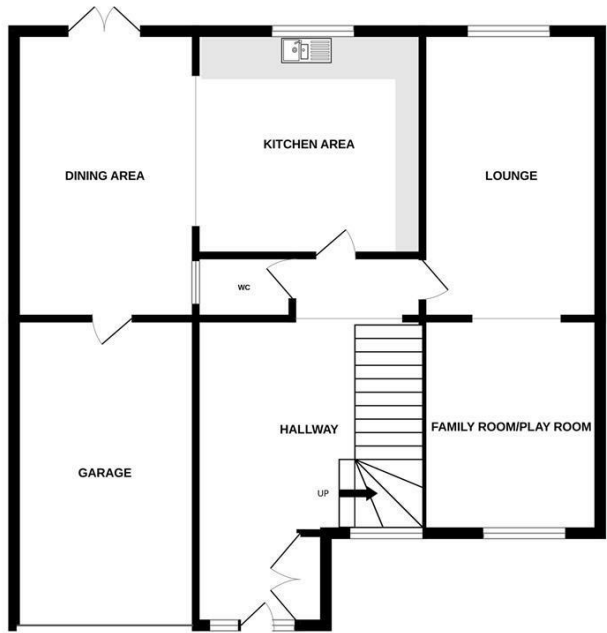
Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

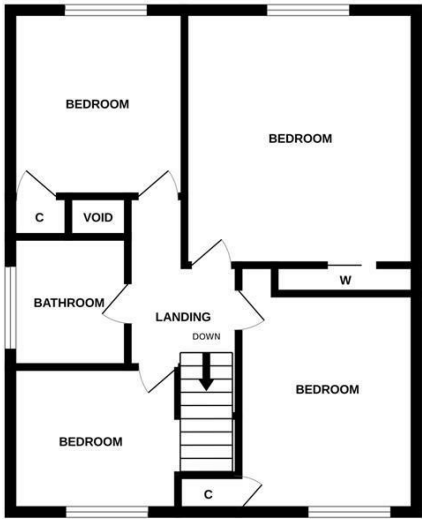
EPC Rating:

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

GROUND FLOOR



1ST FLOOR



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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