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Cliff Lane

Rivers Development, Ipswich, IP3 0NU

Asking price £250,000

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Cliff lane is in a highly sought after location on the edge of the Rivers development this means it is literally a five minute walk from the local primary school, the picturesque Holywells Park and a complete parade of local shops. The property is also within walking distance of Ipswich town centre and there are bus routes in both directions nearby.

Front Garden

Double width driveway which has been largely block paved providing parking for two average sized vehicles side by side, fire and ice beds on either side and an entrance porchway.

Entrance Hallway

Double glazed front entrance door into the entrance hallway which has been opened out to create a maximum storage area under the stairs, stairs rising to first floor and doors to the lounge / diner and kitchen.

Lounge

11'11" x 10'7" (3.64 x 3.25)

Lovely southerly facing bay window to front making this an extremely pleasant light and sunny room for a good part of the day with a radiator, carpeted flooring and open through to a separate dining room.

Dining Room

11'3" x 9'6" (3.43m x 2.90m)

Radiator, window to rear, feature light fitting above the dining room table is to remain and carpeted flooring.

Kitchen

17'1" x 7'9" (5.21m x 2.36m)

Luxury replacement kitchen professionally fitted by Wren with a superb range of modern fitted kitchen units comprising base draers, cupboards and eye-level units, two single NEFF hide and slide electric ovens, double 5 burner gas hob with double extractor fan over, double American fridge freezer which will remain along with a double wine cooler, integrated washing machine, integrated slimline dishwasher, ample worksurfaces with integrated sink with a mixer tap over and a double glazed door leading to the rear garden.

Landing

Doors to all bedrooms and the bathroom with carpeted flooring.

Bedroom One

11'0" x 10'5" (3.35m x 3.18m)

Radiator and a bay window to front.

Bedroom Two

11'2" x 8'8" (3.40m x 2.64m)

Radiator, window to rear and mirror fronted sliding doors to full width wardrobes with shelving and hanging space and also accommodating the Worcester combi boiler.

Bedroom Three

7'6" x 6'4" (2.29 x 1.95)

Radiator and bay window to front.

Bathroom

6'3" x 6'1" (1.91m x 1.85m)

Modern replacement bathroom suite comprising a P shaped bath with fitted shower over, tiled walls and a shower screen, vanity unit wash basin with cupboards below, W.C, chrome heated towel rail, window to rear, spotlights and access to a loft hatch.

Rear Garden

Commences with a neat paved patio area and is then divided by a wooden fence and gate that leads to the rear garden which is largely laid to lawn and enclosed by good conditioned new fencing. The vendor has replaced the fencing at the left hand side, the rear and the low fencing which divides the garden. The vendor also

advises that the nextdoor neighbour is in the process of putting new fencing on the right hand side as well. The rear part of the garden is again largely laid to lawn, 13' x 8' timber shed which will remain and there is a new wooden gate giving pedestrian access via a passageway onto Cliff Lane.

Agents Notes

Tenure - Freehold
Council Tax Band - B

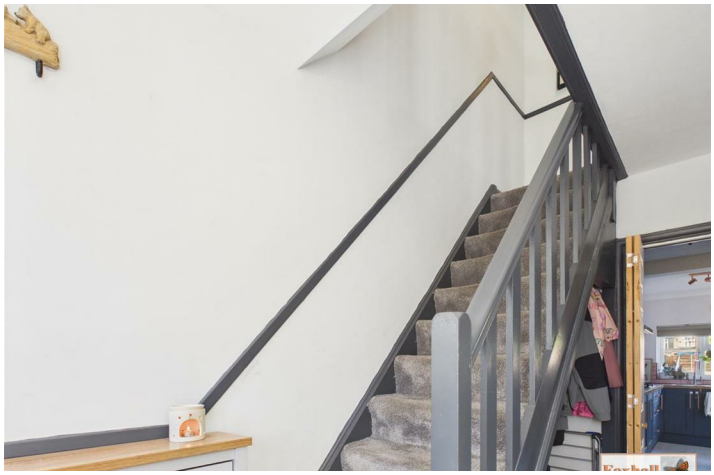










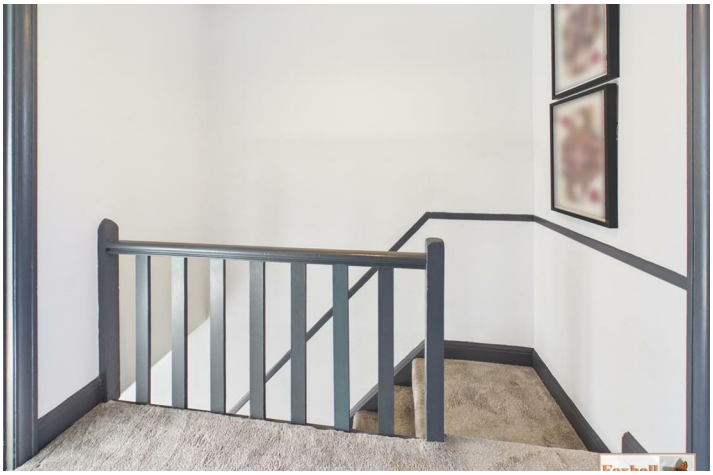























Foxhall

Road Map



Hybrid Map



Terrain Map



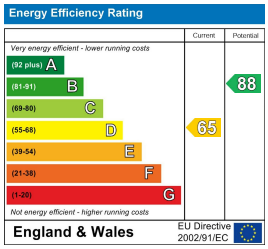
Floor Plan

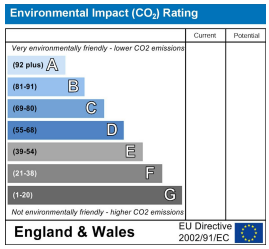


Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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