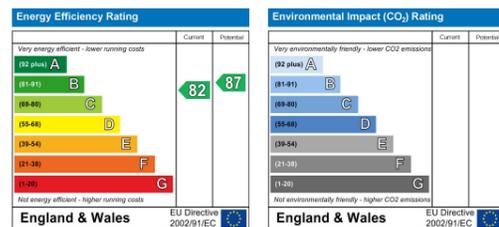


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8 Jewell View, Grange Farm IP5 2YA

£525,000

A BEAUTIFULLY PRESENTED 4/5 bedroom detached house located a short distance from Ashdale Walk green in a sought after cul-de-sac location on Grange Farm. This IMMACULATE and spacious family home boasts SOLAR panels, a bespoke fitted kitchen, well kept SOUTH FACING rear gardens, gas central heating, double glazing, 4 bedrooms on the 1st floor with an en-suite and family bathroom, on the ground floor a 18ft lounge, separate dining room, fitted kitchen/breakfast room, utility, cloakroom and study/bedroom 5.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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8 Jewell View, Grange Farm, Suffolk, IP5 2YA

RECEPTION HALLWAY:

A spacious entrance with doors off, radiator, coved, stairs to 1st floor and storage cupboard.

CLOAKROOM:

Double glazed window to side, radiator, W.C, hand wash basin and tiled floor.

STUDY/BEDROOM FIVE: 15'3" x 7' (4.65m x 2.13m)

Double glazed window to front, radiator, door to garage and door to hall.

LOUNGE: 18' x 11'7" (5.49m x 3.53m)

Double glazed window to front, radiators, coved, feature gas coal effect fireplace with attractive surround, double doors to...

DINING ROOM: 10'9" x 9'8" (3.28m x 2.95m)

Double glazed French doors to rear garden, radiator, coved and door to...

KITCHEN/BREAKFAST ROOM: 11'4" x 10'7" (3.45m x 3.23m)

Double glazed window to rear. A bespoke fitted kitchen (6years old) with a range of wall and base units, worktops, drawers, Neff gas hob and electric double oven, integrated dishwasher, breakfast bar, sink and drainer, plumbing for water softener, under stairs pantry cupboard, vinyl flooring, through to...

UTILITY ROOM: 7'8" x 5'3" (2.34m x 1.60m)

Double glazed window to rear and door to outside. Sink and drainer, space for washing machine and appliances, vinyl flooring. Wall mounted Vaillant boiler.

1st FLOOR LANDING:

Doors off, loft access, airing cupboard with immersion tank.

BEDROOM ONE: 14'9" x 12' (4.50m x 3.66m)

Double glazed window to front, radiator, built in double wardrobes, door to...

EN SUITE:

Double glazed window to front, shower cubicle with power shower and glass screen, hand wash basin with vanity unit under, W.C and towel radiator.

BEDROOM TWO: 11' x 11' (3.35m x 3.35m)

Double glazed window to front, built in wardrobe and radiator.

BEDROOM THREE: 10'7" x 7'9" (3.23m x 2.36m)

Double glazed window to rear, built in double wardrobe and radiator.

BEDROOM FOUR: 10'7" x 7'4" (3.23m x 2.24m)

Double glazed window to rear, built in wardrobe and radiator.

BATHROOM:

Double glazed window to rear, double shower cubicle with power shower and glass screen, tiled electric under floor heating, towel radiator and extractor.

OUTSIDE:

To the front there is off road parking for 3 cars with decorative shrub borders, side access to rear via a gate.

The south facing rear garden is well kept and features a range of flower and shrubs, lawn, patio and fence surround. There is useful storage to the side of the property benefiting from a shed and door to the garage.

The GARAGE is over 18ft x 8ft with power and light connected, recently fitted electric roller door, double glazed door to garden, and door to study.

Solar panels on a feed in tariff are fitted on the south facing roof and produces on average £500 per year. (Bird proofing fitted)

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

Please check current COVID-19 guidelines.

