



Connells

Spindler Close
Kesgrave Ipswich

Spindler Close Kesgrave Ipswich IP5 2DA

for sale guide price
£300,000 - £310,000



Property Description

Connells are pleased to offer this well presented four-bedroom property located on the sought after Grange farm development offered with no onward chain and at the Guide price of £300,000 to £310,000. The property has been recently redecorated and comprises of a ground floor cloakroom, living room, spacious kitchen/dining room, four first floor bedrooms, the master bedroom is very generously with en-suite, rear garden, off road parking and a garage.

The property is located on the desirable Grange Farm development which has many local amenities including a doctors, hairdresser, Tesco express and many more and benefits from being in the catchments area of popular primary and secondary schools. There is also easy access to the A 12 and central Ipswich.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Entrance Hall

Accessed via entrance door and wood effect flooring.

Cloakroom

Wood effect flooring, radiator, half tiled walls, low level w/c, extractor fan and wash hand basin with mixer tap.

Living Room

Wood effect flooring, radiator, under stairs cupboard, double glazed window to front, electric fire with wood surround and doors giving access to:

Kitchen/Dining Room

Double glazed sliding door giving access to garden and double-glazed window, laminate flooring, matching wall and base level units inset with a 1 1/2 bowl stainless steel sink with mixer tap, cupboard housing boiler, gas hob, electric oven, tiled splash backs, built in dishwasher, space for washing machine and radiator.

First Floor Landing

Cupboard housing water tank, loft hatch and doors giving access to:

Bedroom One

Double glazed window to front, built in double wardrobe, loft hatch, carpet and radiator.

En-Suite

Double glazed window to front, half tiled walls, low level w/c, wash hand basin with mixer tap, wood effect laminate flooring, shower cubicle, extractor fan and radiator.

Bedroom Two

Double glazed window, built in wardrobe, radiator and carpet.

Bedroom Three

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

Bedroom Four

Double glazed window to rear, radiator and carpet.

Bathroom

Double glazed window, shower with half tiled surround, bath with shower over, wash hand basin with mixer tap, low level w/c, extractor fan, wood effect flooring and radiator.

Outside

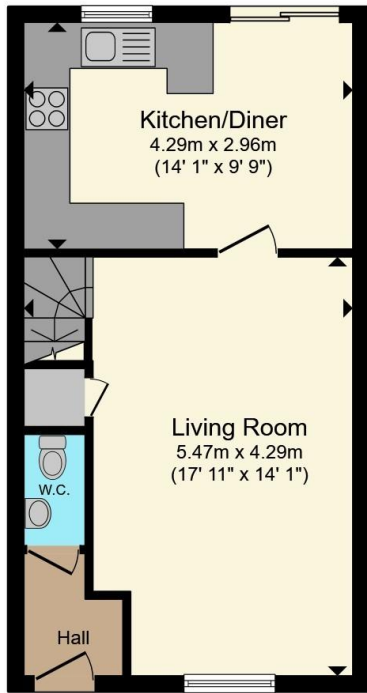
The front of the property has one allocated parking space.

The rear garden has side access, a gravel boarder, outside tap and the remainder laid to lawn.

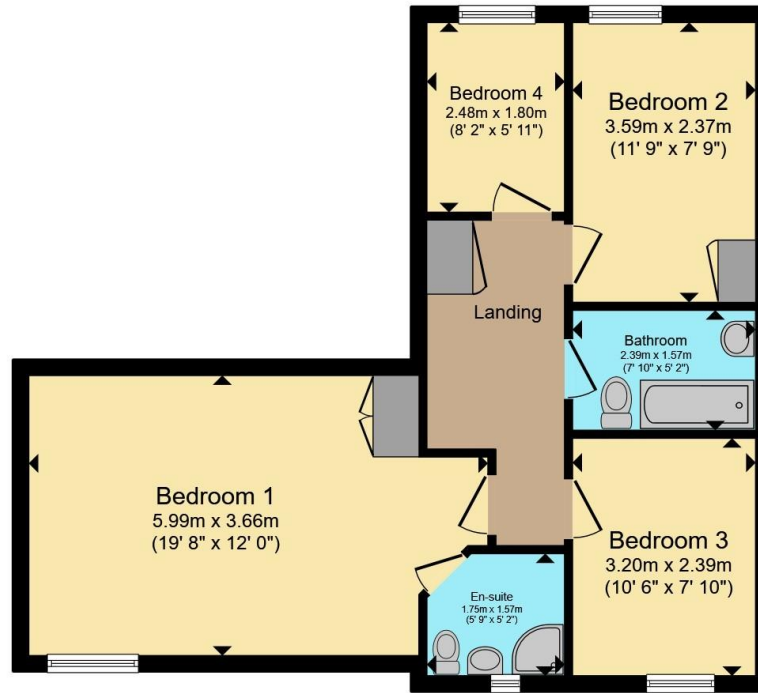
Garage

The garage has a up and over door.





Ground Floor



First Floor



Total floor area 92.2 m² (992 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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EPC Rating: C Council Tax
Band: C

view this property online connells.co.uk/Property/ICH311877

Tenure: Freehold



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