



**Sawston Close, Ipswich, IP2 9DQ**

**welcome to**

## **Sawston Close, Ipswich**

This well-presented, semi-detached home benefits from three good-size bedroom, a modern kitchen, a light filled lounge, a garage and off street parking. COMPLETE ONWARD CHAIN!!

### **Entrance Hall**

Double glazed floor to ceiling window to the front, wood effect flooring and composite front door.

### **Lounge**

Large double glazed window to the front, carpet flooring, one radiator and TV point.

### **Kitchen**

Double glazed windows to the side and rear, a door to the garden, wood effect flooring, one radiator, a boiler, eye and base level units in high gloss grey with oak effect worktop surfaces, a grey one and a half bowl sink plus drainer and chrome flexi mixer tap, an integrated double oven with induction hob and extractor hood, space for a fridge/freezer, washing machine and dishwasher, a breakfast bar and ample storage space.

### **First Floor Landing**

An airing cupboard, a storage cupboard, carpet flooring and loft hatch.

### **Master Bedroom**

Double glazed window to the rear, carpet flooring, one radiator, a wall papered and a built in wardrobe.

### **Bedroom Two**

Double glazed window to the front, carpet flooring, one radiator and a wall papered wall.

### **Bedroom Three**

Double glazed window to the front, carpet flooring, one radiator and a wall papered wall.

### **Bathroom**

Low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, a white heated towel rail, grey wood effect flooring, double glazed window to the rear and fully tiled walls and flooring.

### **Outside:**

#### **Front Garden**

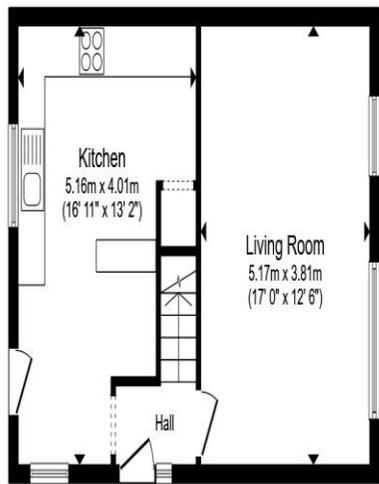
A grassed area, a hard standing area and driveway, a side access leading to the rear garden.

#### **Rear Garden**

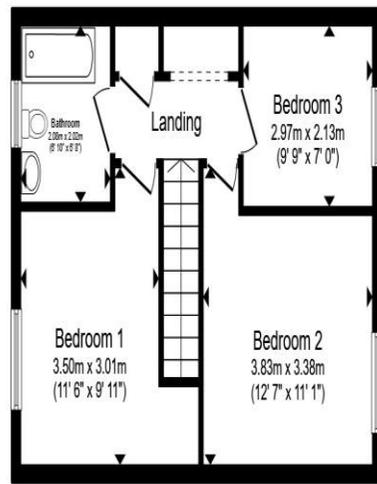
A large patio seating area, a grassed area, a door to the garage, a side access and outside tap.

#### **Garage**

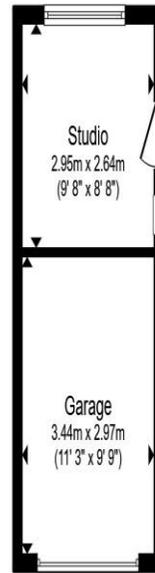
An up and over door, power, light, double glazed window to the side and a door to the garden.



Ground Floor



First Floor



Outbuilding

Total floor area 100.4 m<sup>2</sup> (1,081 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](http://www.propertybox.io)



**welcome to**  
**Sawston Close,**  
**Ipswich**

- Complete onward chain
- Three good-size bedrooms
- Modern kitchen
- Light filled lounge
- Garage & off street parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£265,000**



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**william h brown**



**01473 226101**



[ipswich@williamhbrown.co.uk](mailto:ipswich@williamhbrown.co.uk)



16-18 Wolsey House, Princes Street, IPSWICH,  
Suffolk, IP1 1QT



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**