



Charles Wright

PROPERTIES

Selling Properties the Wright Way



47 Sandringham Close

Ipswich, IP2 9DU

Guide price £425,000



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Description

A well maintained four bedroom detached bungalow with delightful south west facing rear garden, situated on the popular residential location on the Royals. The property was extended to provide a further two bedrooms and a shower room all located off a central hallway. The property benefits from a gas fired central heating and double glazed window and doors.

Location

The Royals is a popular residential location of bungalows and houses to the the south east of Ipswich. It a within a short drive of local shops, A12/A14 interchange and the mainline railway station with direct links to London Liverpool Street, journey time just over the hour. Beyond is the rejuvenated waterfront, a variety of superb restaurants and the Town centre with its shopping and recreation facilities.

Entrance Hall

17'6 x 4'4 (5.33m x 1.32m)

Radiator

Sitting Room

14'1 x 12'2 (4.29m x 3.71m)

Double glazed picture window to front, marble fireplace with inset coal effect gas fire and radiator.

Dining Room

12'8 x 9 (3.86m x 2.74m)

Double glazed patio doors to rear garden and radiator. Opening onto the kitchen,

Kitchen

8'7 x 8'2 (2.62m x 2.49m)

Double glazed window to rear overlooking the rear garden, fitted units incorporating stainless steel sink unit and single drainer with cupboards under, adjacent work tops with cupboards and drawers under and plumbing for washing machine. Built in four ring hob and double oven under and extractor fan above. range of eye level matching units.

Bedroom One

14'2 x 11'5 (4.32m x 3.48m)

Double glazed window to front and radiator.

Bedroom Two

13'6 x 9 (4.11m x 2.74m)

Double glazed window to front and radiator.

Bedroom Three

8'4 x 8'3 (2.54m x 2.51m)

Double glazed picture window to rear overlooking the rear garden and radiator.

Bedroom Four

9 x 7'5 (2.74m x 2.26m)

Double glazed window to rear overlooking the rear garden and radiator.

Bathroom

7'11 x 6'1 (2.41m x 1.85m)

Double glazed window to rear, panelled bath with independent shower unit, pedestal wash hand basin, low level wc, built in cupboard housing the gas fired boiler and chrome heated towel rail.

Wet Room

5'8 x 4'6 (1.73m x 1.37m)

Independent shower unit wall mounted wash basin extractor fan and chrome heated towel rail.

Outside and Gardens

Brick paved driveway leading to the attached garage 16'8 x 7'11, with up and over doors with power and light connected. There is a front lawned garden and flower bed adjacent. The rear garden has a patio to the immediate rear of the property that faces south west with a pergola. Lawned gardens with attractive flower and shrub beds. Further paved patio with flower borders, enclosed by panel fencing.

Agents Notes.

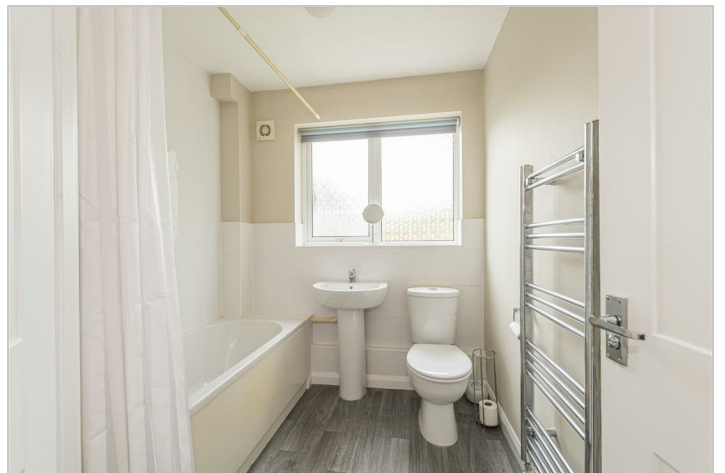
We understand mains gas, electric, water and drainage are connected to the property.

Tenure: Freehold

EPC: Band C

Council Tax: Band D

Local Authority: Ipswich Borough Council.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor

Approx. 112.5 sq. metres (1211.1 sq. feet)



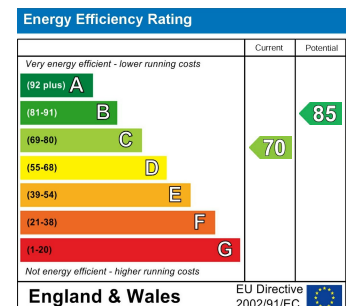
Total area: approx. 112.5 sq. metres (1211.1 sq. feet)

Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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