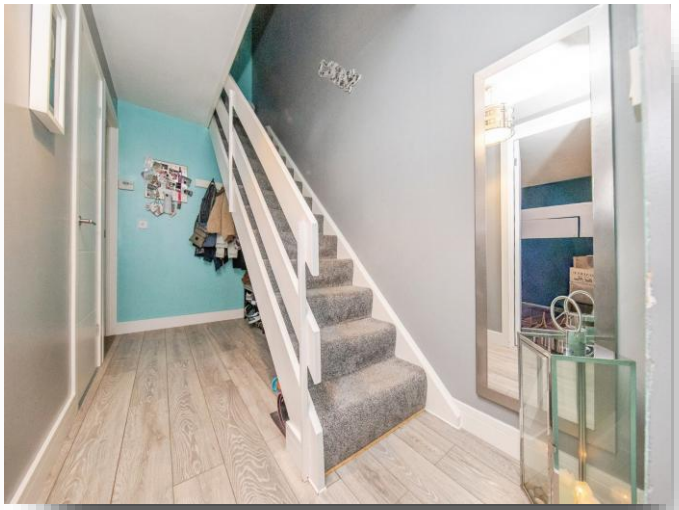






Downing Close,Ipswich IP2 9EQ

william h brown

welcome to

Downing Close, Ipswich

Situated within a quiet cul-de-sac, this well-presented, three bedroom, end-terraced home offers spacious accommodation, a modern kitchen/diner, a ground floor cloakroom, a 1st floor bathroom, a landscaped rear garden and communal parking bays to the front.

Entrance Porch
Tiled flooring, composite entrance door
, space and plumbing for a washing machine
and a door leading to the main hallway.

Entrance Hall

A spacious and welcoming hallway with grey wood effect flooring, radiator and large storage cupboards.

Lounge

A bright reception room benefiting from double glazed window to the front, grey wood effect flooring, radiator and TV point.

Kitchen/Diner

A stylish open plan kitchen/diner, ideal for family living and entertaining, featuring two double glazed windows, overlooking the rear garden, a door to the garden,
Porcelain tiled flooring, radiator
, two large storage cupboards and ample space for a dining table and chairs.

The kitchen is fitted with

eye and base level units in wood with black stone effect worktop surfaces
, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, black metro-tiled splashbacks, an integrated double oven with gas hob and extractor hood, an integrated dishwasher and space for a fridge/freezer.

Cloakroom

A contemporary cloakroom with low level WC
, vanity unit with circular wash hand basin
and chrome waterfall mixer tap, tiled flooring, chrome heated towel rail
, spotlights and a window tot he front.

First Floor
Landing

Carpet
flooring, a storage cupboard, an airing cupboard and loft hatch.

Master Bedroom

A spacious double bedroom benefiting from double glazed window to the front, carpet flooring, radiator
, a feature wall papered wall
, built-in wardrobe
and additional L-shaped fitted wardrobes with bi-fold doors.

Bedroom Two
Double glazed window to the rear, carpet
flooring, radiator, a feature wall papered wall
and a built-in wardrobe.

Bedroom Three
Double glazed window to the front, carpet
flooring, radiator and a built-in wardrobe over the stairwell.

Bathroom

Low level WC
, vanity wash hand basin
, a panelled bath with overhead shower and glass screen, panel splashbacks, tile effect flooring, chrome heated towel rail, spotlights and double glazed window to the rear.

Outside:
Front Garden

A beautifully maintained frontage with a walled boundary
, a pathway leading to the front entrance,
a raised decking area, a decorative slate area, two large brick-built storage sheds
and a side access to the rear garden.

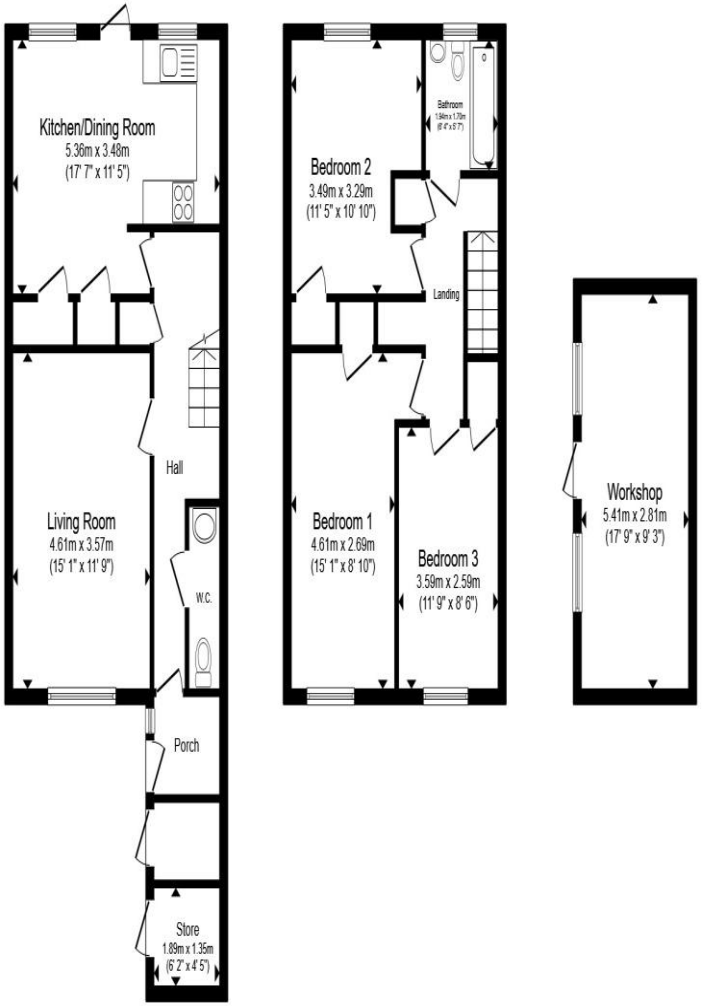
Rear Garden

A particular highlight of the property is the landscaped and un-overlooked rear garden, featuring

a large raised decking area adjoining the property
, Porcelain pathway leading through the garden, lawned areas
, raised flower beds with sleeper borders
, outside tap, external lighting, fully enclosed boundaries and a side access.

Designed for low-maintenance living and ideal for outdoor entertaining.

Garden Cabin



Ground Floor **First Floor** **Outbuilding**

Total floor area 102.7 m² (1,106 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

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welcome to

Downing Close,

Ipswich

- Three-bedrooms
- Spacious kitchen/diner
- Ground floor cloakroom & 1st floor bathroom
- Landscaped un-overlooked rear garden
- Communal parking bays nearby

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



£260,000

view this property online williamhbrown.co.uk/Property/IPS122111

The Property Ombudsman

Property Ref:
IPS122111 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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