



Edward Close, Ipswich, IP1 4BE

welcome to

Edward Close, Ipswich

An attractive bay-fronted, three-bedroom semi-detached home, situated in a quiet close within easy reach of local shops, schools and amenities, with two reception rooms, a 1st floor bathroom and separate cloakroom, ample off street parking and NO ONWARD CHAIN!

Entrance Hall

A long, sweeping entrance hall with wood effect flooring, radiator, double glazed window to the front and two understairs storage cupboards, one of which houses the boiler.

Lounge

A spacious lounge featuring a double glazed bay window to the front, wood effect flooring, radiator, electric fireplace and TV point.

Dining Room

Two double glazed windows to the rear, with a glazed door to the garden, wood effect flooring, radiator and electric fireplace.

Kitchen

Double glazed window to the side, a door to the rear garden, wood effect flooring, radiator, fully tiled walls, a range of white base level units with wood effect worktop surfaces, a grey sink plus drainer and black mixer tap, an integrated oven with gas hob and space for a washing machine and fridge.

First Floor Landing

Carpet flooring, loft hatch and double glazed window to the side.

Master Bedroom

Double glazed bay window to the front, oak effect flooring, radiator and a double fitted wardrobe with mirrored sliding doors.

Bedroom Two

Double glazed window to the rear, oak effect flooring and radiator.

Bedroom Three

Double glazed window to the front, wood effect flooring and radiator.

1st Floor Cloakroom

Double glazed window to the side, oak effect flooring and low level WC.

Bathroom

Double glazed frosted window to the rear, Herringbone tiled effect flooring, pedestal wash hand basin, bath with shower attachment, radiator and part tiled walls.

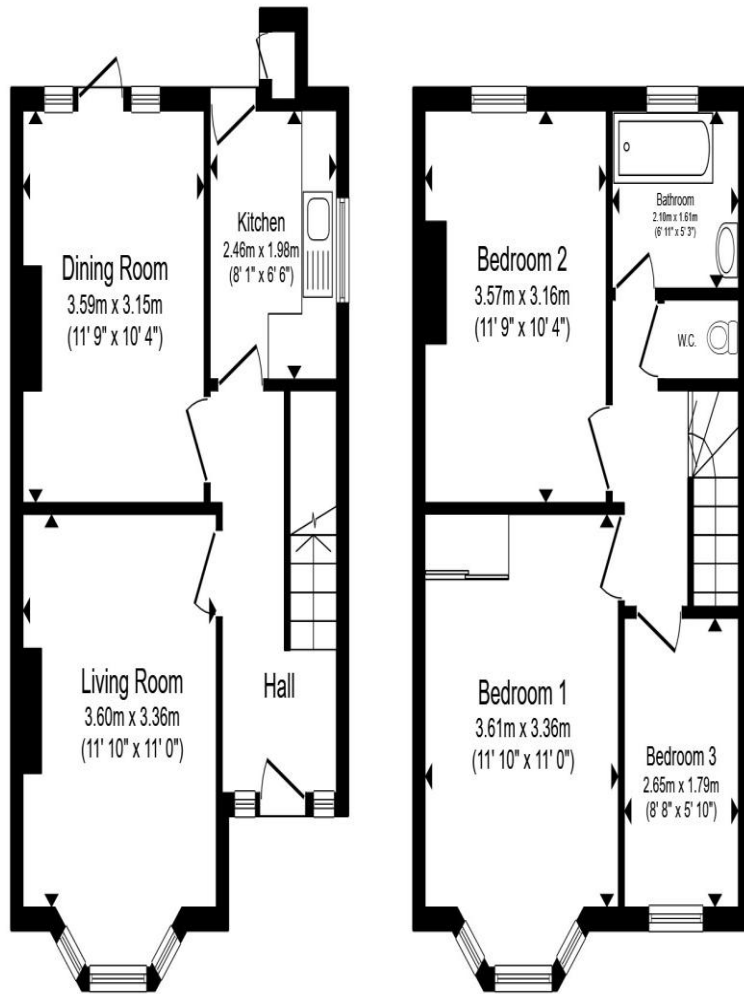
Outside:

Front Garden

The property is approached via a block paved driveway, providing ample off street parking, with a partially fenced boundary and a side access gate leading to the rear garden.

Rear Garden

A beautifully presented and sunny rear garden, which enjoys a good degree of privacy. The garden features a raised patio seating area with canopy, providing an ideal space for outdoor entertaining. There is also a lawned area, hardstanding pathway leading towards the rear, a brick-built shed, additional large shed, outside light and tap and a gated side access.



Ground Floor

First Floor

Total floor area 79.3 m² (854 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



welcome to
Edward Close,
Ipswich

- No onward chain
- Attractive bay-fronted semi-detached home
- Three good-sized bedrooms
- Spacious bay fronted lounge
- 1st floor bathroom & separate cloakroom

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

£250,000



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Property Ref:
IPS122015 - 0002

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