



Charles Wright

PROPERTIES

Selling Properties the Wright Way



10 Gowers Close

Kesgrave, Ipswich, IP5 2XE

Guide price £365,000



10 Gowers Close

Kesgrave, Ipswich, IP5 2XE

Guide price £365,000



Description

A detached family home situated at the end of this small close, benefitting from a south face rear garden. The property is in need of updating, but has free flowing accommodation with replacement double glazing and gas central heating. The property has four bedrooms all with built in wardrobes, family bathroom and an ensuite to the bedroom one. On the ground floor there is a hall, two receptions and fitted kitchen, inside access to the garage and cloakroom.

Location

The property is situated at the end of a quiet close. It is convenient to local shops schools for all age groups and recreation areas. The property is also close to excellent bus routes to the town centre, with its shopping, restaurants and recreational facilities, as well as Ipswich's Waterfront and mainline railway station with the direct links to London's Liverpool Street.

Entrance Hall

Stairs to first floor and radiator.

Sitting Room

17'6 x 12'8 (5.33m x 3.86m)

Double glazed bay window to front, coal effect gas fire, understairs cupboard, radiator and archway to

Dining Room

8'10 x 8'6 (2.69m x 2.59m)

Double glazed patio doors to rear and radiator.

Kitchen

14'7 x 8'6 (4.45m x 2.59m)

Double glazed windows to rear and half glazed door to side. White fronted units incorporating stainless steel sink unit and single drainer with cupboards and drawers under adjacent work tops with plumbing for washing machine, further work surfaces with cupboards and drawers under and plumbing for dishwasher. Built in four ring gas hob and extractor fan above. Built in wall cupboard, housing fitted oven. Range of eye level units, doors to garage and cloakroom. Radiator.

Cloakroom

4'7 x 3'10 (1.40m x 1.17m)

Double glazed window to side, low level wc and wash hand basin, radiator.

Landing

Access to loft and built in airing cupboard.

Bedroom One

12'9 x 12'4 (3.89m x 3.76m)

Bay double glazed window to front, built in wardrobe and radiator.

Bedroom Two

12'3 x 8'1 (3.73m x 2.46m)

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

Bedroom Three

9'2 x 7'10 (2.79m x 2.39m)

Double glazed window to rear, built in wardrobe and radiator.

Bedroom Four

8'9 x 8 (2.67m x 2.44m)

Double glazed window to rear, built in wardrobe and radiator.

Bathroom

8'9 x 6'3 (2.67m x 1.91m)

Double glazed window to rear, panelled bath, low level wc, pedestal wash basin and radiator.

Outside and Gardens

To the front of the property there is a brick paved driveway with parking for two vehicles leading to an integral garage (18'3 x 8) with up and over doors, wall mounted gas boiler power and light connected. There is a side gate giving access to the rear garden, which has a large patio to immediate rear, leading onto lawn with trees and shrubs, enclosed by panel fencing.

Agents Note

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

Tenure: Freehold

EPC: Band C

Council Tax: Band: D

Local Authority: East Suffolk Council.



Road Map



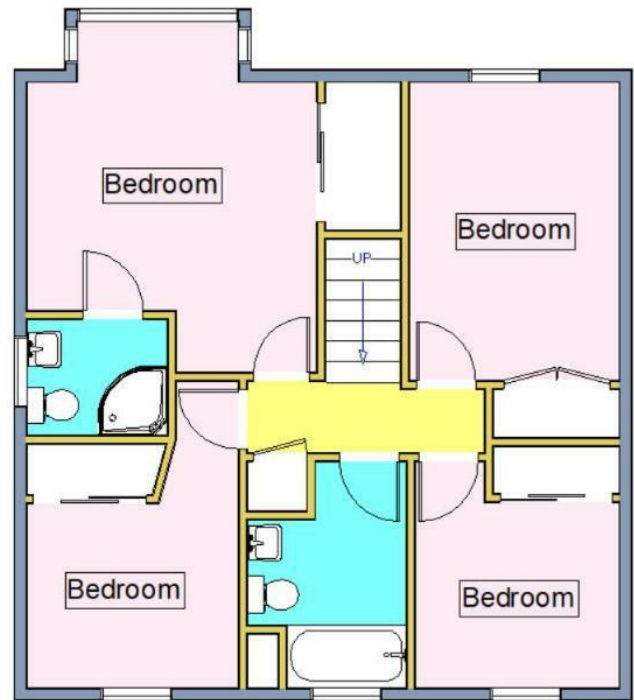
Hybrid Map



Terrain Map



Floor Plan

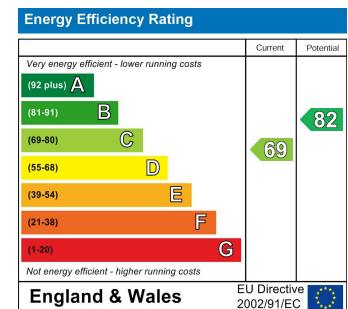


Viewing

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



2 QUAYPOINT, STATION ROAD, WOODBRIDGE, SUFFOLK IP12 4AL

Tel: 01394 446483

Email: cwp@charleswrightproperties.co.uk