



Downing Close, Ipswich, IP2 9EQ

welcome to

Downing Close, Ipswich

This well-presented, mid-terraced home has undergone a no-expense spared renovation and benefits from three double bedrooms, a beautiful kitchen with breakfast bar, a ground floor cloakroom, a modern 1st floor bathroom, a landscaped, South-West facing rear garden and off street parking.

Entrance Porch

5' 7" x 4' 2" (1.70m x 1.27m)

A door to the hall, a composite front door and exposed brickwork painted white.

Entrance Hall

20' 9" x 6' 2" (6.32m x 1.88m)

Large, sweeping hallway with grey wood effect flooring, a glazed door to the porch, two storage cupboards and one radiator.

Cloakroom

4' 6" x 2' 5" (1.37m x 0.74m)

Low level WC, wash hand basin, tiled effect flooring and double glazed window to the front.

Lounge

15' 3" x 11' 4" (4.65m x 3.45m)

Double glazed window to the front, grey wood effect flooring, a white, vertical wall hung radiator, TV point and a glazed door to the hall.

Kitchen/Diner

17' 6" x 14' 5" max (5.33m x 4.39m max)

Beautiful kitchen/diner with double glazed window to the rear, a glazed door to the garden, tiled effect flooring throughout, a utility cupboard, eye and base level units in light grey with wood effect worktop surfaces, an integrated double oven with induction hob and extractor hood, space for an American fridge/freezer, dishwasher and washing machine, a white, ceramic one and a half bowl sink plus drainer and chrome mixer tap, grey Metro tiled splashback, a white wall hung radiator, spot lights and a breakfast bar, perfect for entertaining.

First Floor Landing

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

Master Bedroom

15' 2" x 11' 6" max (4.62m x 3.51m max)

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

Bedroom Two

11' 3" x 11' 3" (3.43m x 3.43m)

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

Bedroom Three

11' 8" x 8' 4" (3.56m x 2.54m)

Double glazed window to the front, carpet flooring, one radiator and a built in wardrobe over the stairs.

Bathroom

6' 6" x 5' 5" (1.98m x 1.65m)

Low level WC, pedestal wash hand basin, a P bath with overhead shower and glass screen, partially tiled walls, chrome heated towel rail, extractor fan, tiled effect flooring and double glazed window to the rear.

Outside:

Front Garden

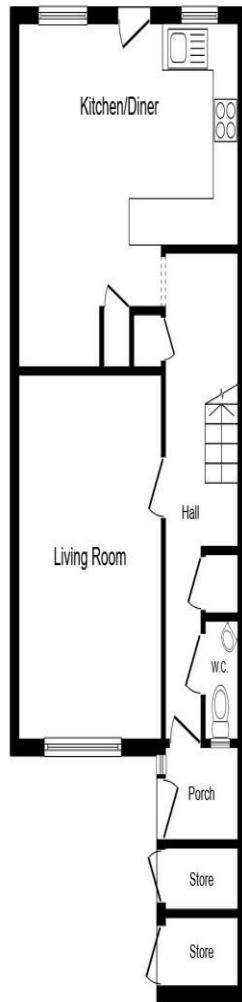
A driveway with parking for one vehicle, a pathway to the front door and two brick storage cupboards.

Rear Garden

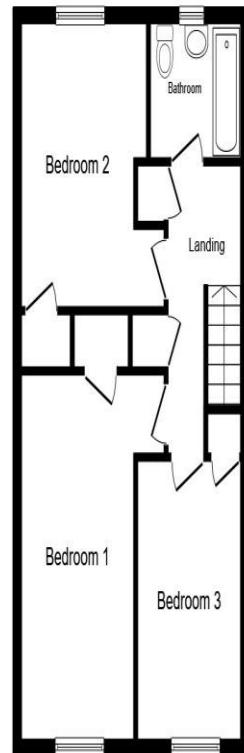
South-West facing rear garden, which has been landscaped by the current vendors, with a large, patio seating area, a grassed area, a fully enclosed border with concrete posts and fencing, an outside tap, a rear gate, an outside light and a path leading to the rear of the garden.

Info:

New windows & doors fitted in 2024.



Ground Floor



First Floor

Total floor area 104.2 m² (1,121 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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**Downing Close,
Ipswich**

- No-expense spared renovation throughout
- Three double bedrooms
- Beautiful kitchen with breakfast bar
- Ground floor cloakroom & modern 1st floor bathroom
- Off street parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of
£250,000



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Property Ref:
IPS120016 - 0003

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