GRACE
ESTATE AGENTS

Pipers Vale Close, Ipswich,
£250,000

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GRACE ESTATE AGENTS are delighted to present this three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for families, first-time buyers, or those looking to upsize.

The ground floor features a generous lounge/diner, providing the perfect space for both relaxing and entertaining, alongside a newly fitted modern kitchen designed with both style and practicality in mind. A convenient downstairs cloakroom completes the ground floor accommodation.

Upstairs, the property boasts three well-proportioned bedrooms, including a particularly spacious master bedroom, together with a well-appointed family bathroom featuring the added luxury of underfloor heating for year-round comfort.

Outside, the landscaped rear garden provides a private and attractive outdoor space, ideal for enjoying the warmer months. The property also benefits from a single garage with power, offering excellent storage, workshop potential, or secure parking.

Conveniently situated close to a range of local shops, schools, and everyday amenities, this fantastic home combines comfortable living with an excellent location and is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

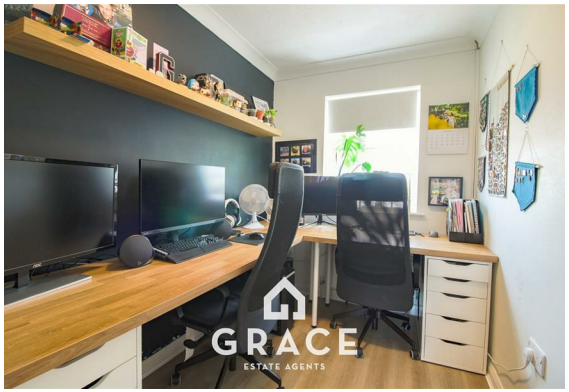
Entrance Hall

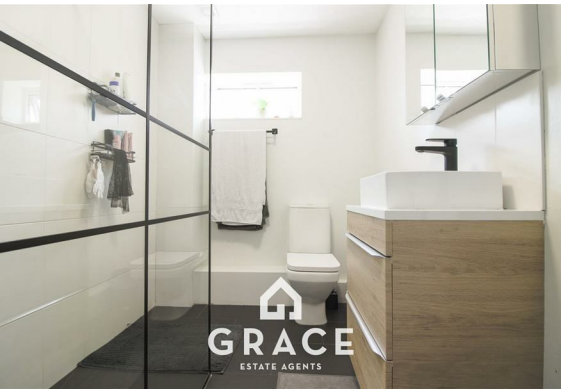
Radiator, wood style flooring, access to the kitchen, cloakroom, lounge/diner and stairs to the first floor.

Kitchen

11'5" x 7'7" (3.48 x 2.32)

Double glazed window to front aspect, wood style flooring, matching eye level and base units with quartz worktops over. Space for fridge freezer, integrated gas hob with extractor over, integrated double oven, integrated dishwasher, single bowl sink with mixer tap and tiled splash back.





Cloakroom
7'6" x 3'1" (2.30 x 0.96)
Radiator, wood style flooring, low level WC and hand wash basin.

Lounge/Diner
13'10" x 13'10" (4.24 x 4.24)
Double glazed window to rear aspect, radiator and wood style flooring.

Master Bedroom
14'0" x 10'4" (4.29 x 3.16)
Two double glazed windows to the rear aspect and radiator.

Bedroom Two
12'1" x 7'5" (3.70 x 2.28)
Double glazed window to front aspect and radiator.

Bedroom Three
8'5" x 6'1" (2.58 x 1.87)
Double glazed window to front aspect and radiator.

Bathroom
7'5" x 6'2" (2.28 x 1.88)
Double glazed window to side aspect, underfloor heating, heated towel rail, low level WC, vanity hand wash basin with mixer tap and storage below. Walk in shower with rainfall shower head and shower on a riser rail. Tiled splashback and flooring.

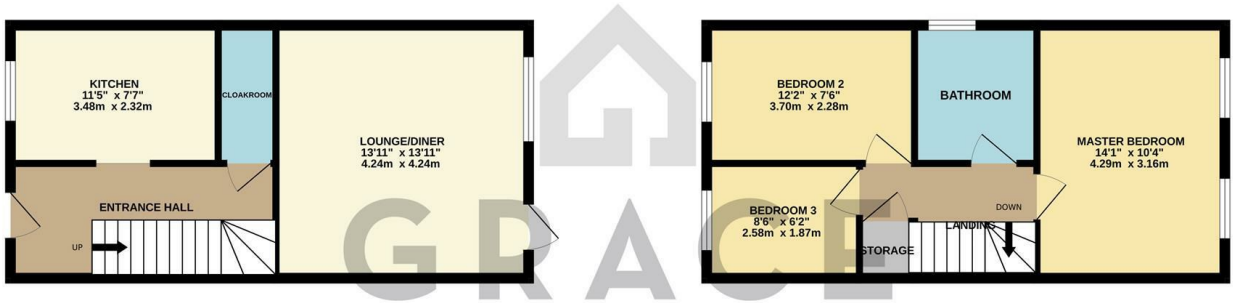
Outside
Rear Garden - decking from the rear of the property leading to a lawned area, shingle area at the very rear of the garden and access to the garage.

Front Garden - Path leading to the front door, lawned area and off road parking for one vehicle.

Garage
18'10" x 8'8" (5.76 x 2.66)
Up and over door, access to the rear garden, wall mounted boiler and power.

GROUND FLOOR
399 sq.ft. (37.0 sq.m.) approx.

1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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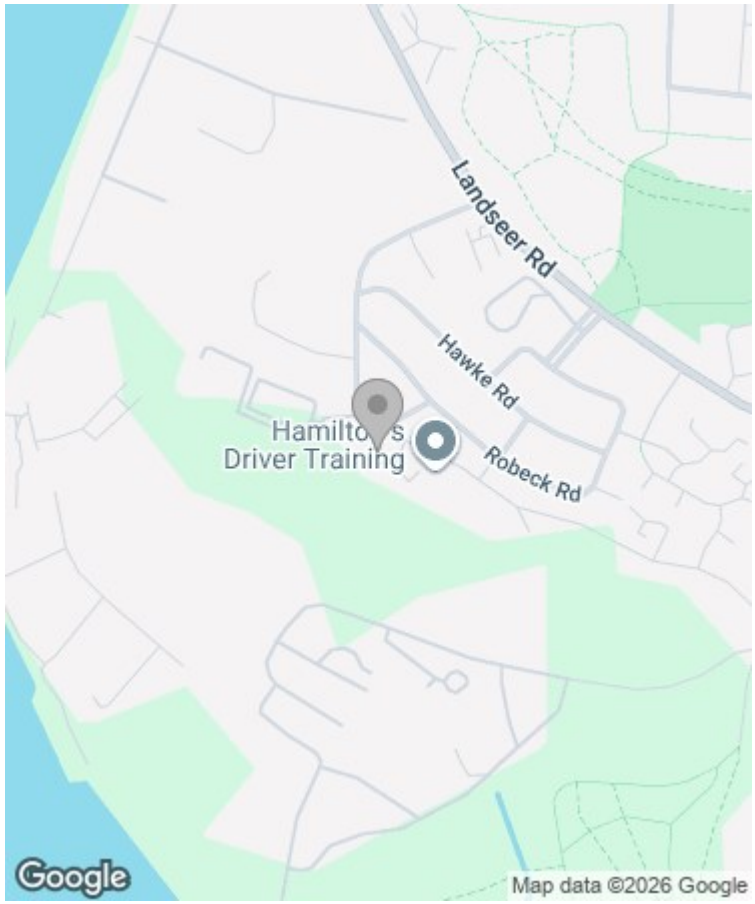

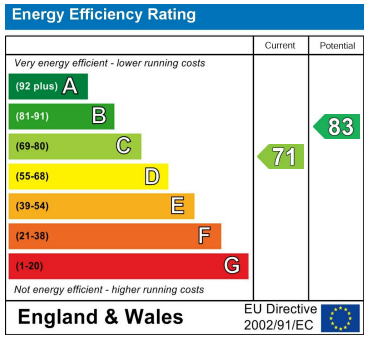

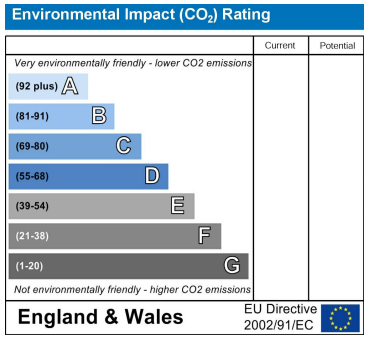

Viewing

Please contact our Grace Estate Agents Office on 01473 747728
if you wish to arrange a viewing appointment for this property or require further information.

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