



Clay Pond Way,Wherstead Ipswich IP2 8NE

welcome to

Clay Pond Way, Wherstead Ipswich

This beautifully presented, semi-detached home benefits from three double bedrooms, a ground floor cloakroom, a 1st floor bathroom, an en suite, a large kitchen/diner, a stunning, South facing rear garden and off street parking.

Agents Note:

Please note there is a Management Fee of £310 per annum payable to Temple Property Management on this property.

Entrance Hall

Grey wood effect flooring and one radiator.

Claokroom

Enclosed WC, pedestal wash hand basin, one radiator, grey wood effect flooring, part tiled walls and double glazed window to the front.

Lounge

Beautiful lounge with double glazed box bay window to the front, one radiator, TV point, USB sockets and carpet flooring.

Kitchen/Diner

Stunning open plan room with patio doors leading to the garden, double glazed windows to the rear, grey wood effect flooring throughout, spotlights, one radiator, a storage cupboard, a boxed in boiler and ample space for a table and chairs. The kitchen benefits from eye and base level units in light grey with grey stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with gas hob and extractor hood, an integrated dishwasher and space for a washing machine and fridge/freezer. This room is perfect for entertaining!

First Floor Landing

Two storage cupboards, carpet flooring, loft hatch and double glazed window to the side.

Master Bedroom

Double glazed window to the front, carpet flooring, one radiator and a door to the en suite.

En Suite

A double shower with glass enclosure, an enclosed WC, pedestal wash hand basin, grey wood effect flooring, extractor fan, one radiator, spotlights and part tiled walls.

Bedroom Two

Double glazed window to the rear, carpet flooring and one radiator.

Bedroom Three

Double glazed window to the rear, carpet flooring and one radiator.

Bathroom

Double glazed window to the front, grey wood effect flooring, part tiled walls, enclosed WC, pedestal wash hand basin, a bath with overhead shower and foldable glass screen, extractor fan, one radiator and shaver point.

Outside:

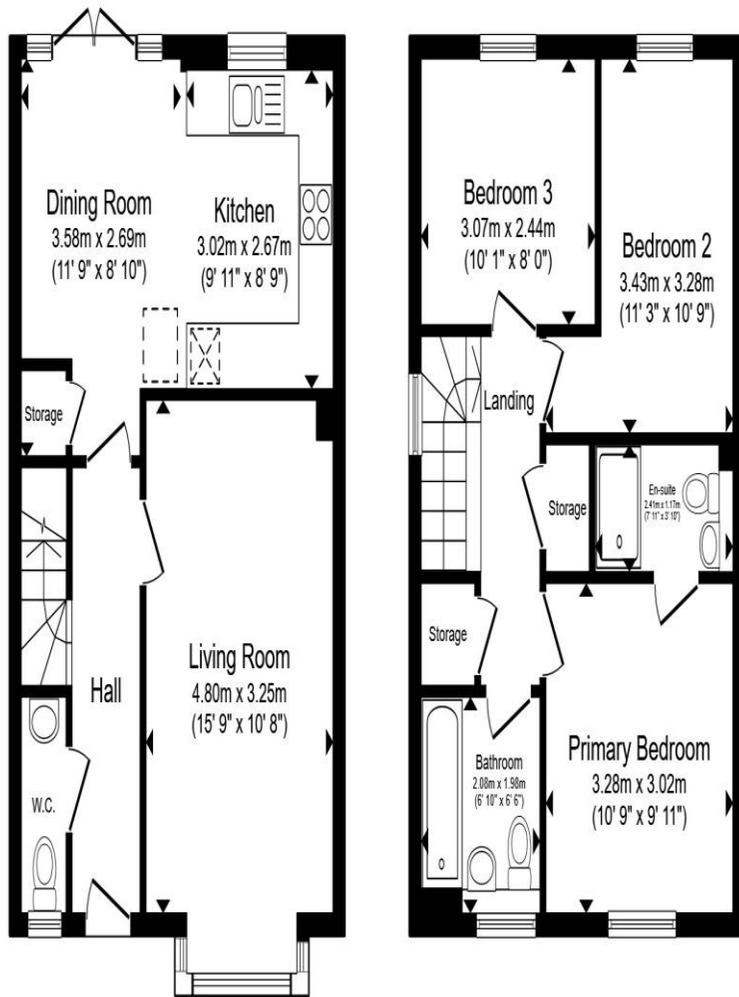
Front Garden

A large grassed area, a pathway to the front door, a driveway to the side, providing off street parking for two vehicles (potentially three small vehicles) and a side access gate leading to the rear garden. This property is situated in a quiet cul-de-sac with a large grassed area to the front, perfect for children to play.

Rear Garden

A beautiful, fully South facing rear garden with fully enclosed borders, partially walled, a side access gate, an outside tap and light, a large patio seating area with a further raised patio seating area to the side, a grassed area split over two levels, a retaining sleeper border and steps up, sleeper flower beds,

planters and a shed.



Ground Floor

First Floor

Total floor area 86.2 m² (927 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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Clay Pond Way,
Wherstead Ipswich

- Three double bedrooms
- Large kitchen/diner
- Ground floor cloakroom, 1st floor bathroom & en suite
- Beautiful, South facing rear garden
- Great access to A12/A14

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

offers in excess of
£310,000



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Property Ref:
IPS121394 - 0004

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