



**Sandringham Close, Ipswich IP2 9DU**



**welcome to**

## **Sandringham Close, Ipswich**

This spacious, extended, corner plot chalet bungalow benefits from three reception rooms, a ground floor cloakroom, a 1st floor shower room, an en suite, a garage and off street parking. NO ONWARD CHAIN!

### **Entrance Hall**

Carpet flooring, double glazed window to the front, one radiator, an understairs storage cupboard and a door to the side.

### **Cloakroom**

Carpet flooring, half tiled walls, low level WC and wash hand basin.

### **Lounge**

Carpet flooring, one radiator, double glazed window to the front, TV point and a gas fire.

### **Dining Room**

Carpet flooring, one radiator, door to the to the breakfast room and lounge and double doors to the third reception room,

### **Third Reception Room**

Carpet flooring, patios doors to the garden and one radiator. This room could be used as a bedroom.

### **Kitchen**

Open plan to the breakfast room with tiled effect flooring, one radiator, a pantry, eye and base level units in white with granite effect worktop surfaces, tiled splashback, double glazed window to the rear, a door to the garden, a ceiling fan, a white one and a half bowl sink plus drainer and chrome mixer tap, space for all appliances, an integrated oven, an integrated gas hob and extractor hood,

### **Breakfast Room**

Open plan to the kitchen, tiled effect flooring, a door to the hall, a further door to the dining room and base level units.

### **First Floor Landing**

Carpet flooring and loft hatch.

### **Master Bedroom**

Carpet flooring, one radiator, full length double glazed window to the front, a built in, sliding, mirrored wardrobe and a walk in wardrobe area with wash hand basin and a base level unit.

### **Bedroom Two**

Carpet flooring, one radiator and a Velux window to the side.

### **Bedroom Three**

Carpet flooring, one radiator, double glazed window to the rear and a door to the en suite.

### **En Suite**

Wood effect flooring, low level WC, wash hand basin, Velux window to the side, a bath with shower attachment and partially tiled walls.

### **Shower Room**

Carpet flooring, low level WC, wash hand basin, a shower and fully tiled walls.

### **Outside: Front Garden**

Gated access leading to to a concrete driveway, a brick retaining wall, access to the garage, hedging and a lawned area wrapping around to the rear.

### **Rear Garden**

Corner plot rear garden with a patio seating area, a side gate, a fully enclosed border, shrubs, flower beds, two sheds, a partial brick wall bordering a lawned area and a door to the garage.

### **Garage**

With power and an up and over door.





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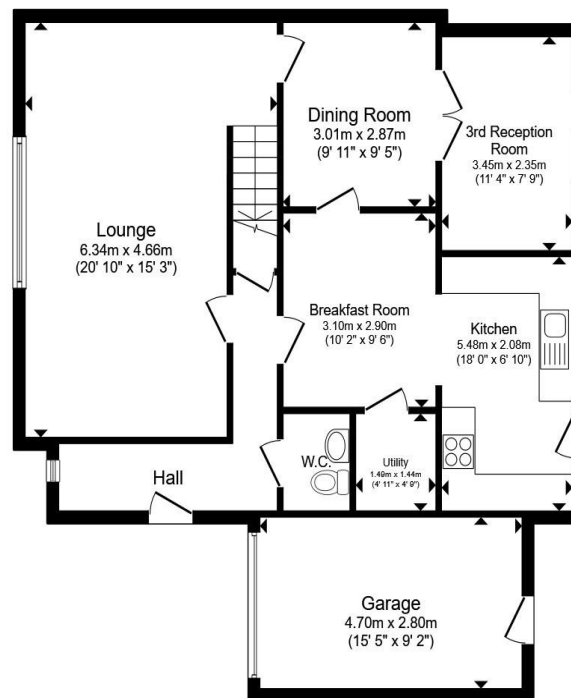
- No onward chain
- Corner plot
- Extended to the rear & side
- Three reception rooms (one could be used as a fourth bedroom)
- Garage & off street parking

Tenure: Freehold EPC Rating: D

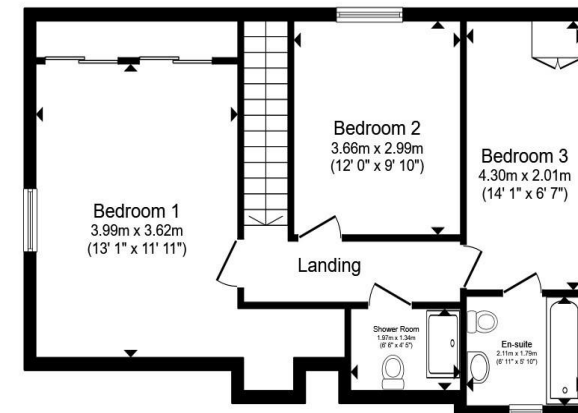
Council Tax Band: D

offers in excess of

**£375,000**



Ground Floor



First Floor

Total floor area 147.6 m<sup>2</sup> (1,589 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](http://www.propertybox.io)



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Property Ref:  
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