





## Property Description

Situated within a quiet and well regarded cul de sac on Downing Close in the popular IP2 area of Ipswich, this well presented family home offers comfortable and modern living in a convenient South Ipswich location, ideal for a wide range of buyers including families, first time purchasers and those commuting. The property comprises of entrance hall, a downstairs cloakroom, a light and spacious lounge, a modern kitchen/ diner with access to the well maintained garden, three good sized first floor bedrooms and a modern family bathroom with contemporary fittings. Externally the rear garden is well maintained and home has excellent storage throughout.

The property benefits from close proximity to a variety of local shops, supermarkets, cafés and everyday amenities, with additional facilities and services easily accessible within Ipswich town centre, while Ipswich Main Line railway station provides direct rail links to London Liverpool Street, making this an ideal location for those requiring regular rail connections.

## Entrance Porch

Recessed spotlights, tiled flooring, double glazed window and double glazed door to the side providing access into the property.

## Entrance Hall

Part wood effect and part tiled flooring, radiator, useful storage cupboard and separate coat cupboard, doors providing access to the principal ground floor rooms.

## Cloakroom

Low level w/c, wash hand basin with hot and cold tap, tiled splash backs, laminate flooring and double glazed window opening into the porch.

## Lounge

Double glazed window to the front, radiator, wood effect flooring, two pendant lights and remote control blinds creating a comfortable and modern living space.

## Kitchen/Diner

Fitted with matching cream gloss wall and base units complemented by white tiled splashbacks and wood effect work surfaces, inset sink with drainer and instant hot water tap, space for dishwasher, integrated oven with hob and extractor fan over, recessed spotlights in kitchen area with pendant light in dining area, tiled wood effect flooring, radiator, wall mounted boiler, cupboard housing washing machine and tumble dryer with vented door, additional large storage cupboard, double glazed window and door opening to the rear garden, complete with remote control blinds.

## Landing

Carpeted flooring, pendant light, loft hatch with chipboard and insulation, doors giving access to all first floor rooms.

## Bedroom One

Radiator, wood effect flooring, double glazed window to the front, two pendant lights and built in double wardrobe with sliding doors.

## Bedroom Two

Wood effect flooring, radiator, double glazed window to the rear, built in double wardrobe with sliding doors, ceiling fan with light and remote control blinds.

### **Bedroom Three**

Wood effect flooring, radiator, storage cupboard, pendant light and double glazed window to the front.

### **Bathroom**

Stylish bathroom fitted with modern black fixtures and fittings, L shaped bath with mixer tap and rainfall shower over, low level w/c, wash basin with mixer tap, heated towel rail, laminate flooring and double glazed window to the rear.

### **Front Garden**

Brick built storage sheds, mature hedging providing a high degree of privacy, paved pathway leading to the front door and landscaped shingle garden.

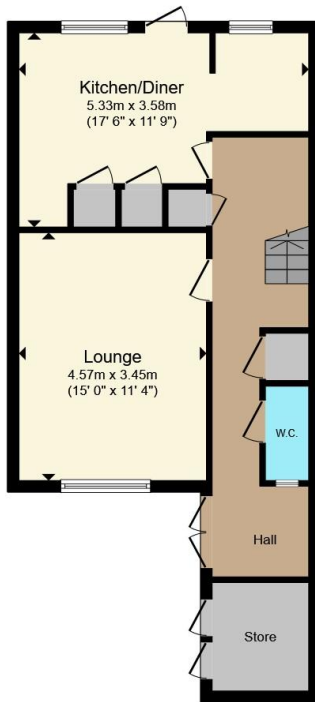
### **Rear Garden**

Patio seating area, gated access, hardstanding suitable for a garden shed, with mature shrubs and bushes set within well established borders.

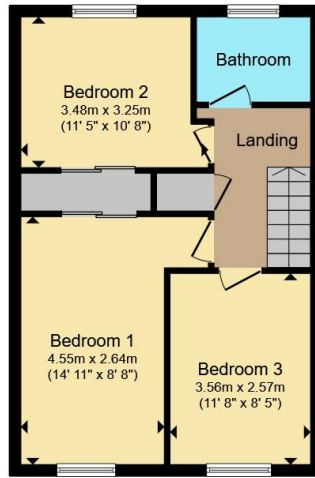
### **Agents Notes**

The vendors have advised that the kitchen, bathroom, boiler and fuse board were updated during 2021 and 2022.





**Ground Floor**



**First Floor**

Total floor area 94.8 m<sup>2</sup> (1,021 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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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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