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Goodwood Close

Ipswich, IP1 6SY

Offers in excess of £375,000

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Front Garden
The front garden is laid to block paving providing off road parking for three vehicles, there is an up and over door to the garage, side gated access round to the rear garden and front door into the entrance hallway.

Entrance Hallway
Doors to the dining room, kitchen/breakfast room, utility and W.C., Stairs leading to the first floor, understairs storage cupboard, radiator, wood flooring.

Dining Room
16'2" x 11'8" (4.94 x 3.57)
Front aspect double glazed window, serving hatch, door to the lounge, radiator, carpeted flooring.

Lounge
17'6" x 13'0" (5.35 x 3.98)
Rear aspect double glazed French doors into the garden, rear aspect double glazed windows, feature brick fireplace with multi fuel burner, radiator, carpeted flooring.

Kitchen/Breakfast Room
19'5" x 8'11" (5.94 x 2.74)
Base and eye level units, worktops and tiled splashback. Integrated Neff oven and grill, integrated Neff gas hob with stainless steel extractor over, integrated stainless steel sink and drainer, space for a fridge/freezer, space for a dishwasher, serving hatch, breakfast bar, two radiators. Rear aspect frosted double glazed uPvc door into the garden, two rear aspect double glazed windows, wood flooring.

Utility Room
9'11" x 8'2" (3.04 x 2.49)
Rear aspect double glazed window, wall mounted Valliant boiler, space for a washing machine, space for a tumble dryer, space for a fridge freezer.

W.C.
Low level W.C., wall mounted hand wash basin, rear aspect frosted double glazed window, radiator, half tiled walls, wood flooring.

Landing
Doors to all bedrooms, the bathroom and a large storage cupboard. Loft access, carpeted flooring.

Bedroom One
12'9" x 12'8" (3.9 x 3.88)
Two rear aspect double glazed windows, built in wardrobes, eaves storage cupboards, radiator, carpeted flooring.

En-Suite
9'11" x 6'1" (3.03 x 1.87)
Shower cubicle with stainless steel riser, rainfall and handheld attachments, tiled walls and glass shower screen. Hand wash basin into vanity unit, stainless steel towel rail, eaves storage cupboard, rear aspect double glazed window with fitted blind, lino flooring.

Bedroom Two
11'8" x 8'6" (3.57 x 2.6)
Front aspect double glazed window, built in wardrobes, radiator, carpeted flooring.

Bedroom Three
9'11" x 9'8" (3.03 x 2.96)
Front aspect double glazed window, radiator, carpeted flooring.

Bedroom Four
9'8" x 9'1" (2.96 x 2.79)
Front aspect double glazed window, radiator, carpeted flooring.

Bathroom
7'7" x 5'6" (2.33 x 1.68)
P shaped bath with stainless steel mixer taps, riser, rainfall and handheld attachments with tiled walls and a glass shower screen. Low level W.C., hand wash basin into vanity unit, radiator, two rear aspect frosted double glazed window.

Rear Garden
Enclosed to fencing the South facing rear garden is laid to a mixture of lawn, block paving and shingle with a variety of mature trees, shrubs and flowers. There is a wooden storage shed, lean to greenhouse, pergola and a number of raised beds to remain.

Garage
8'3" x 6'8" (2.53 x 2.04)
Up and over door to the front with power and light. The front section, accessed from the driveway is used for storage with the rear section converted to a utility room.

Agents Notes
Tenure - Freehold
Council Tax Band - E













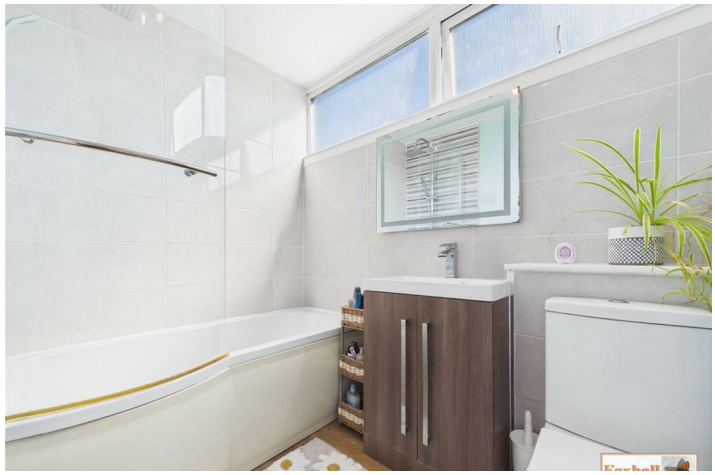










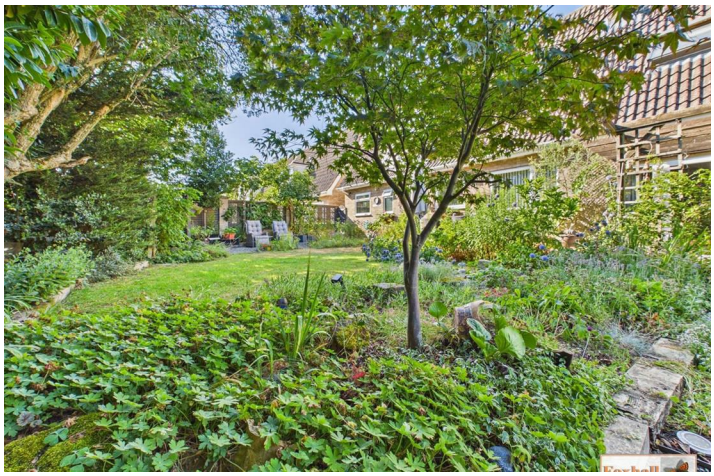








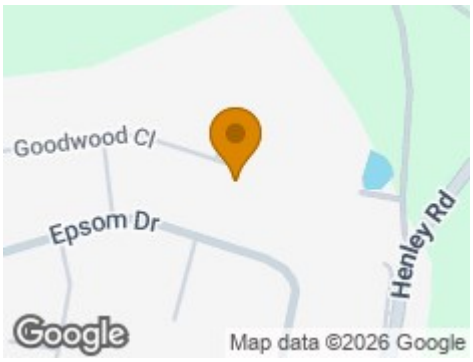








Road Map



Hybrid Map



Terrain Map



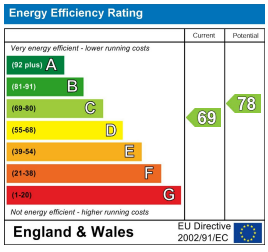
Floor Plan

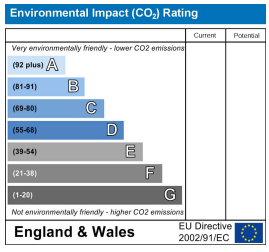


Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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