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Spindler Close

Kesgrave, Ipswich, IP5 2DA

Guide price £290,000

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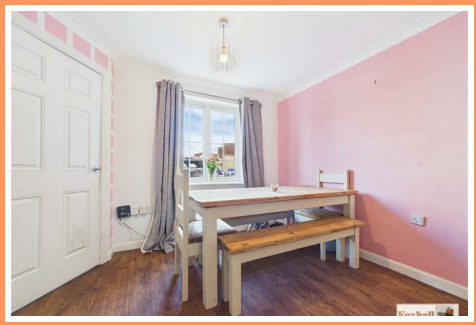




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Front Garden
Mainly made up of patio slabs with a pathway to the front door and access underneath the fly over which gives you access to the garage.

Entrance Hall
Double glazed door facing the front, coving, Cavalio flooring, radiator and door into the cloakroom W.C and the lounge/diner.

Cloakroom W.C.
Extractor fan, half tiled walls, radiator, pedestal wash hand basin with a mixer tap, low-flush W.C. and Cavalio flooring.

Lounge/Diner
17'11" x 10'4" (5.46m x 3.15m)
Double glazed window facing the front, coving, radiator, under stairs storage cupboard and under stairs dog kennel, Cavalio flooring throughout, access to the stairs and a door into the kitchen/breakfast room.

Kitchen/Breakfast Room
13'10" x 9'5" (4.22m x 2.87m)
Double glazed window facing the rear, double glazed sliding patio doors to the rear going out into the garden, spotlights, USB sockets, wall and base fitted units with cupboards and drawers, integrated washing machine, built-in oven, electric hob and a cooker hood above, space for a fridge freezer, breakfast bar that sits three comfortably, Cavalio flooring throughout and a stainless steel single sink bowl and drainer unit with a mixer tap over and roll-top worksurfaces.

Landing
Access to the loft, over stairs storage cupboard, Cavalio flooring and doors to bedrooms one, two. three and four and the bathroom.

Bedroom One
13'6" x 11'11" (4.11m x 3.63m)
Double glazed window facing the front, built-in storage cupboard, fitted sliding mirrored wardrobes across one wall, access to a separate loft space, Cavalio flooring, radiator and a door into the en-suite shower room.

En-Suite Shower Room
Double glazed obscure window facing the front, low-flush W.C., pedestal wash hand basin with a mixer tap, radiator, shaver point, step-in shower cubicle, extractor fan and half tiled walls and splash-back.

Bedroom Two
11'8" x 7'8" (3.56m x 2.34m)
Double glazed window facing the rear, double built-in wardrobe, Cavalio flooring and a radiator.

Bedroom Three
Double glazed window facing the front double built-in wardrobe, Cavalio flooring and a radiator.

Bedroom Four
7'8" x 5'10" (2.34m x 1.78m)
Double glazed window facing the rear, Cavalio flooring and a radiator.

Bathroom
7'8" x 5'2" (2.34m x 1.57m)
Extractor fan, low-flush W.C., pedestal wash hand basin with a mixer tap over, radiator, panel bath with a mixer tap and shower attachment over with a glass swing screen, half tiled walls and splash-back and a shaver point.

Converted Garage
The garage has been converted into two rooms. Double glazed window facing the rear and entry from the garden via a double glazed obscure UPVC door, Cavalio

flooring, an electric heater, power and lighting throughout and a double glazed UPVC door to the rear going out to a private part of the garden which currently houses a hot tub with power and lighting it is fully enclosed by panel fencing with a side gate, patio slabs and raised flower beds via railway sleepers.

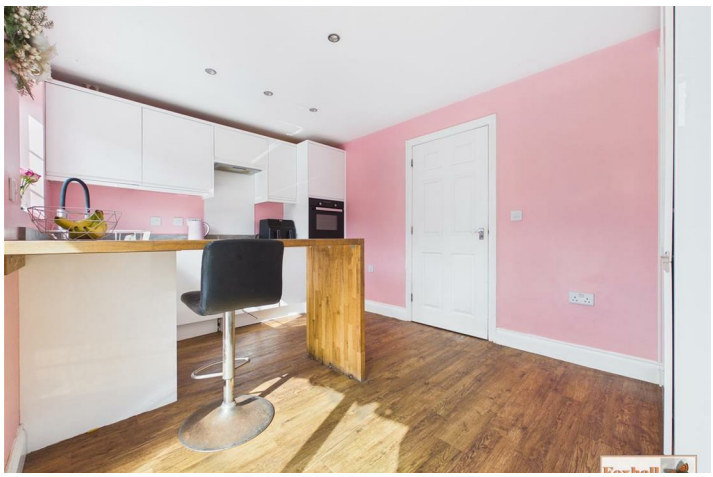
Rear Garden

Mainly made up of patio fully enclosed via panel fencing with a side gate going out into the access and a door into the converted garage.

Agents Notes

Tenure - Freehold
Council Tax Band - C







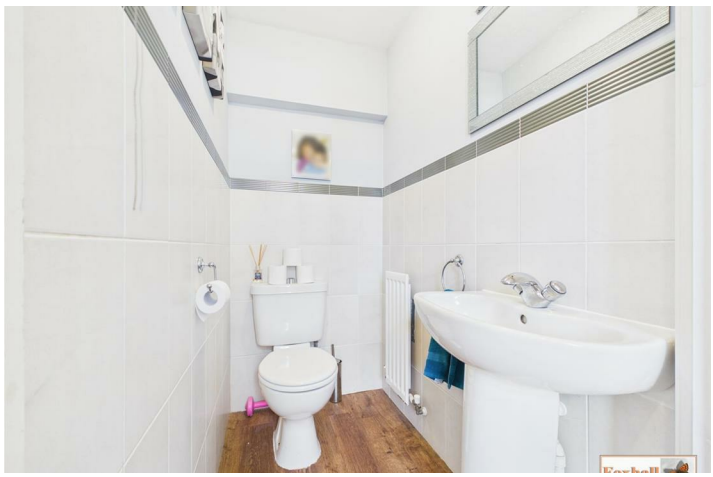








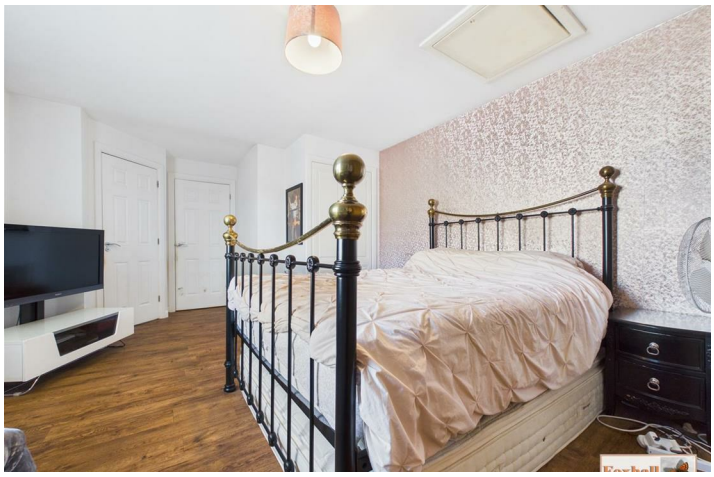














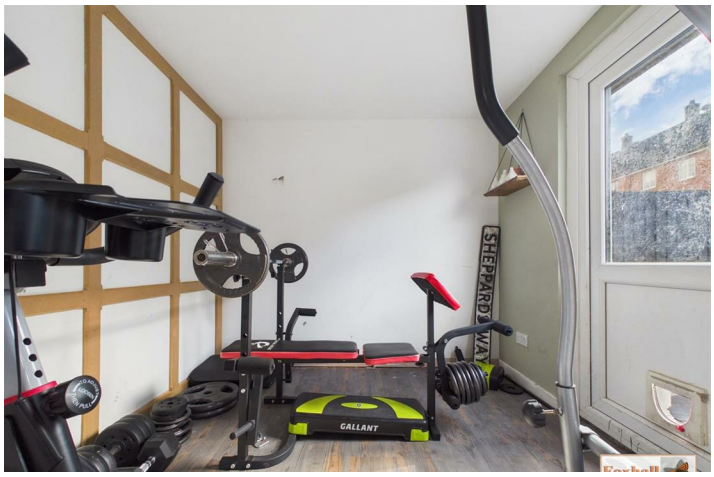


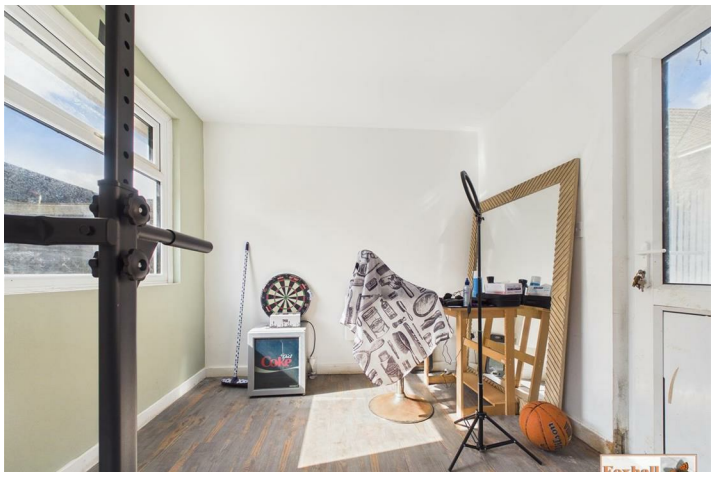









SHEPPARD WAY
GALLANT




ONE X
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Road Map



Hybrid Map



Terrain Map



Floor Plan



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Approximate total area(1)

898 ft²

83.5 m²

(1) Excluding balconies and terraces

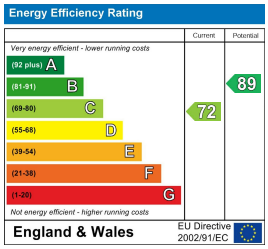
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

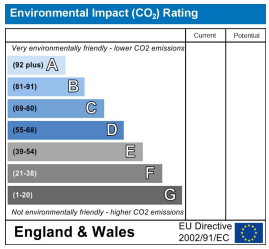
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Viewing

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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