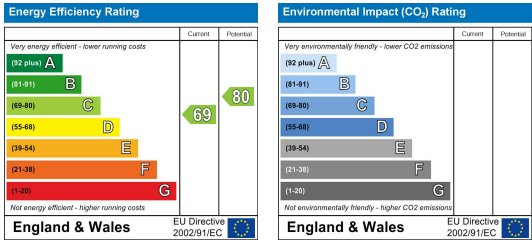


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE PROPERTY MISDESCRIPTIONS ACT 1991

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191 Clapgate Lane, Ipswich IP3 0RF

£425,000

NO CHAIN - SIX BEDROOMS - AN EXTENDED 6 bedroom detached 3 storey family house situated on the south eastern side of Ipswich. This large family home benefits from a LOFT CONVERSION for 2 bedrooms and en-suite, 4 further bedrooms and a bathroom on the 1st floor, a lounge/diner, kitchen, utility room on the ground floor. Double glazed windows, gas central heating, off road parking for 3 cars, garage with power and large rear gardens.



191 Clapgate Lane, Ipswich, Suffolk, IP3 0RF

ENTRANCE HALL:

Stairs off, radiator, doors off.

LOUNGE/DINER: 27'2 x 11'5 (8.28m x 3.48m)

With double glazed windows to front and sliding patio doors to rear. Radiators and laminated floor and carpet in lounge.

KITCHEN/BREAKFAST ROOM: 14' x 9'9 (4.27m x 2.97m)

Double glazed windows to rear and side. Wall and base units, sink and drainer, worktops, electric hob & oven, space for appliances, breakfast bar, tiled floor.

UTILITY ROOM:

Space for appliances, worktop, window to side and door to garage with power connected and Vailiant boiler.

FIRST FLOOR LANDING:

Doors and stairs to 2nd floor.

BEDROOM ONE: 13'8 x 11'5 (4.17m x 3.48m)

Double glazed window to rear, laminated floor and radiator.

BEDROOM TWO: 12' x 11'7 (3.66m x 3.53m)

Double glazed window to front, laminated floor and radiator.

BEDROOM THREE: 12'5 x 6'8 (3.78m x 2.03m)

Double glazed window to front, laminated floor and radiator.

BEDROOM FOUR: 10'3 x 10 (3.12m x 3.05m)

Double glazed window to side & rear, laminated floor and radiator.

BATHROOM:

Double glazed window to side, bath with shower over, vanity unit and hand wash basin. Radiator.

CLOAKROOM:

Double glazed window to side, W.C

SECOND FLOOR LANDING:

BEDROOM FIVE: 12'9 x 11'7 (3.89m x 3.53m)

Double glazed window to rear and skylight, underfloor heating, laminated floor, storage in eaves, loft access, door to

EN-SUITE:

Skylight, shower cubicle, hand wash basin with worksurface, WC and under floor heating.

BEDROOM SIX: 12'8 x 6'8 (3.86m x 2.03m)

Double glazed window to rear, laminated floor with under floor heating, storage in eaves.

OUTSIDE:

To the front is a block paved driveway with off road parking for 3 cars, access to garage, side access to rear garden via a gate.

The large easterly facing rear garden has a lawn, patio, shed, shrubs, trees and brick built bbq, Side access to front via a gate.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

