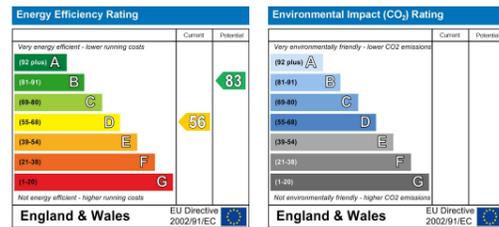




Total area: approx. 105.3 sq. metres (1133.7 sq. feet)



62 Holyrood Close, Ipswich IP2 9DZ

£375,000

An EXTENDED and beautifully modernised TWO bedroom DETACHED house situated in a quiet close on the popular Royals development off Belstead Road. Recently extended to create an OPEN PLAN KITCHEN/DINER space and enjoys a cloakroom, utility, a modern 1st floor bathroom, gas central heating, double glazed windows, landscaped gardens, ample off road parking and garage. Call now to book your viewing.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

62 Holyrood Close, Ipswich, IP2 9DZ

Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

Double glazed door to...

ENTRANCE HALL:

Radiator, skylight window and doors off.

CLOAKROOM:

Double glazed window to side, vanity unit with storage and hand wash basin, W.C, tiled splash backs and a towel radiator.

UTILITY:

With space for a washing machine and dryer, wall units and worktops.

LOUNGE: 20'9 x 13'2 (6.32m x 4.01m)

Double glazed sliding doors to front, storage cupboard, radiator, stairs to 1st floor and door to...

OPEN PLAN KITCHEN/DINER: 20'9 x 16 (6.32m x 4.88m)

With double glazed window and doors to rear garden. The beautiful modern kitchen has wall and base units, integrated dishwasher, fridge/freezer, feature Island and breakfast bar with induction hob and extractor hood and light over, electric oven, quartz worktops, drawers, wine rack and radiators.

1st FLOOR LANDING:

Useful built in wardrobe, airing cupboard with tank, loft access, doors off

BEDROOM ONE: 15'2 x 9'9 (4.62m x 2.97m)

Double glazed window to front and a radiator.

BEDROOM TWO: 9'7 x 9 (2.92m x 2.74m)

Double glazed window to rear and a radiator.

BATHROOM:

Comprising of a bath with shower and glass screen, fitted vanity unit with storage incorporating W.C and hand wash basin, spot lighting and a towel radiator.

OUTSIDE:

To the front is a large block paved driveway providing ample off road parking the leads to the garage with up and over doors, power and light connected and door to rear garden.

The well kept landscaped rear garden has a lawn, patio off the open plan kitchen/diner and a patio area at the top of garden. Feature raised flower beddings with retaining railway sleepers.

IPSWICH OFFICE:

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

