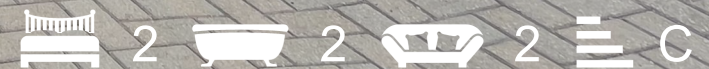




Sandringham Close, Ipswich,  
£385,000





**A truly superb two bedroom extended detached chalet style house nestled in a cul-de-sac location in the popular Royals area of Ipswich.**

- **DESIRALE ROYALS DEVELOPMENT**
- **DETACHED**
- **EXTENDED**
- **KITCHEN/DINER**
- **GARDEN ROOM/ SECOND RECEPTION**
- **GROUND FLOOR SHOWER ROOM**
- **FIRST FLOOR BATHROOM**
- **TWO BEDROOMS**
- **AMPLE PARKING**
- **GARAGE/UTILITY**

**PROPERTY:**

A fantastic opportunity to acquire this superbly presented two bedroom, two reception extended detached property benefitting from both family first floor bathroom and shower room to the ground floor. This well planned residence has undergone comprehensive modernisation programme carried out over the last eleven years. The extension provides a further vaulted ceiling garden room/ second reception overlooking the patio and garden whilst an additional ground floor shower room fits nicely into the ground floor accommodation which briefly comprises:- entrance hallway, living room, kitchen/diner, garden room/second reception, and shower room. The first floor leads from the landing with two bedrooms and a family bathroom. Outside the front has been laid to block paving with access to the garage. The rear garden has a large feature block paved patio and mini putting range.

**LOCATION:**

The property is set in the extremely sought after area of The Royals, in close proximity to the nearby St Josephs college and ideally situated for Ipswich Railway Station. The local area is also well serviced with access to local Primary and Secondary Schools, Doctor and dentists surgeries, superstore with petrol station and public transport links in to Ipswich town centre which offers a wide variety of shopping and leisure facilities including restaurants, cafe, bars and theatres. The Interchange retail park in within 2.5 miles and provides access to the A12/A14 trunk roads.







### ENTRANCE HALL:

8'5 x 3'0 (2.57m x 0.91m)

Coved and textured ceiling, radiator, tiled floor and under stairs storage cupboard.

### LIVING ROOM:

20'10 x 15'3 max reducing 12'2 (6.35m x 4.65m max reducing 3.71m)

Smooth ceiling, ceiling plinth with inset recessed lighting, radiator, feature wall media centre with inset alcoves and combined concealed radiator. double glazed picture window to front elevation and stair flight to first floor landing.







## KITCHEN/DINER

22'4 x 9'5 (6.81m x 2.87m)

Part textured ceiling with mock beams, further coved and textured ceiling, double glazed window to rear elevation, double glazed door to side elevation, one and a quarter inset sink unit with hot/freshwater tap and cupboards under. A range of floor standing cupboards and drawers with adjacent work surfaces. Wall mounted matching units, Neff filter hood over ceramic hob, built in Bosch electric oven inset to tall standing unit. Tall standing storage unit, space for American style fridge/freezer, integrated slimline dishwasher, integrated washing machine and built in pantry storage cupboard.

## GARDEN ROOM/RECEPTION:

21'1 x 10'4 reducing 4'7 min (6.43m x 3.15m reducing 1.40m min)

Smooth ceiling with built in Velux style windows, double glazed window to rear and side elevations, double glazed french doors to patio and radiator.



## SHOWER/ROOM/WC

6'10 x 5'2 (2.08m x 1.57m)

Smooth ceiling, double glazed Velux style window to side elevation, further double glazed frosted window to side elevation, recessed lighting, extractor fan, low level WC with concealed cistern, wash hand basin inset to vanity unit, walk in shower with screen and Aqualisa shower unit with tied splashbacks.

## LANDING:

6'1 x 2'8 (1.85m x 0.81m)

Built in storage/cloaks cupboard and built in boiler cupboard with wall mounted gas fired boiler.

## BEDROOM 1:

13'1 x 11'11 (3.99m x 3.63m)

Textured ceiling, double glazed picture window to front elevation, radiator and a range of wall to wall fitted wardrobe cupboards.



**BEDROOM 2:**

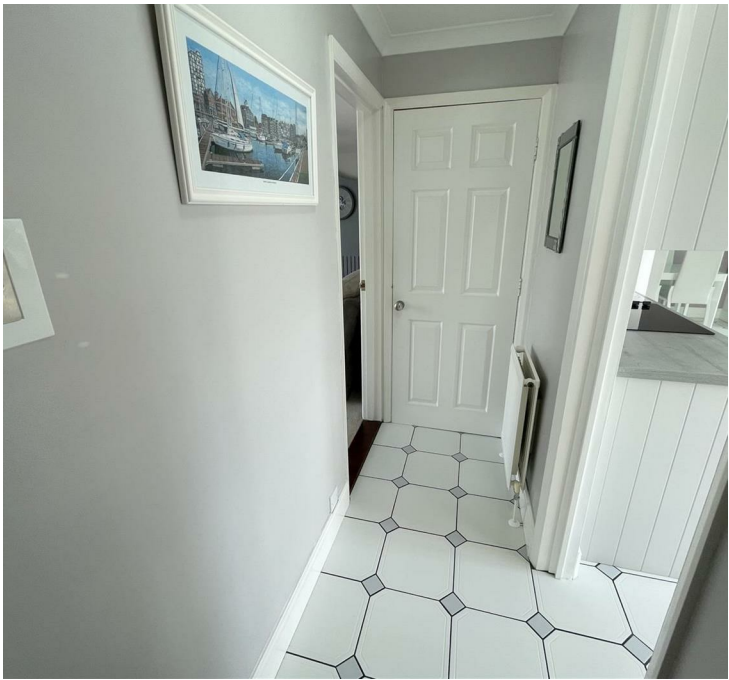
9'10 x 9'2 (3.00m x 2.79m )  
Textured ceiling, double glazed window to rear elevation and radiator.

**BATHROOM:**

6'4 x 5'7 (1.93m x 1.70m)  
Double glazed frosted window to rear elevation, panel bath with mixer tap shower spray, wash hand basin with vanity unit, low level WC, tiled walls and drop light switch.

**FRONT GARDEN:**

Laid mainly to block paving for off more than ample road parking and access to garage.







#### **REAR GARDEN:**

South facing, large block paved patio area with access to kitchen and garden room, paving slabs inset to slate chippings, further slate chipped area to rear, two timber sheds, outside water tap and side access.

#### **GARAGE/UTILITY:**

16'10 x 8'8 (5.13m x 2.64m)

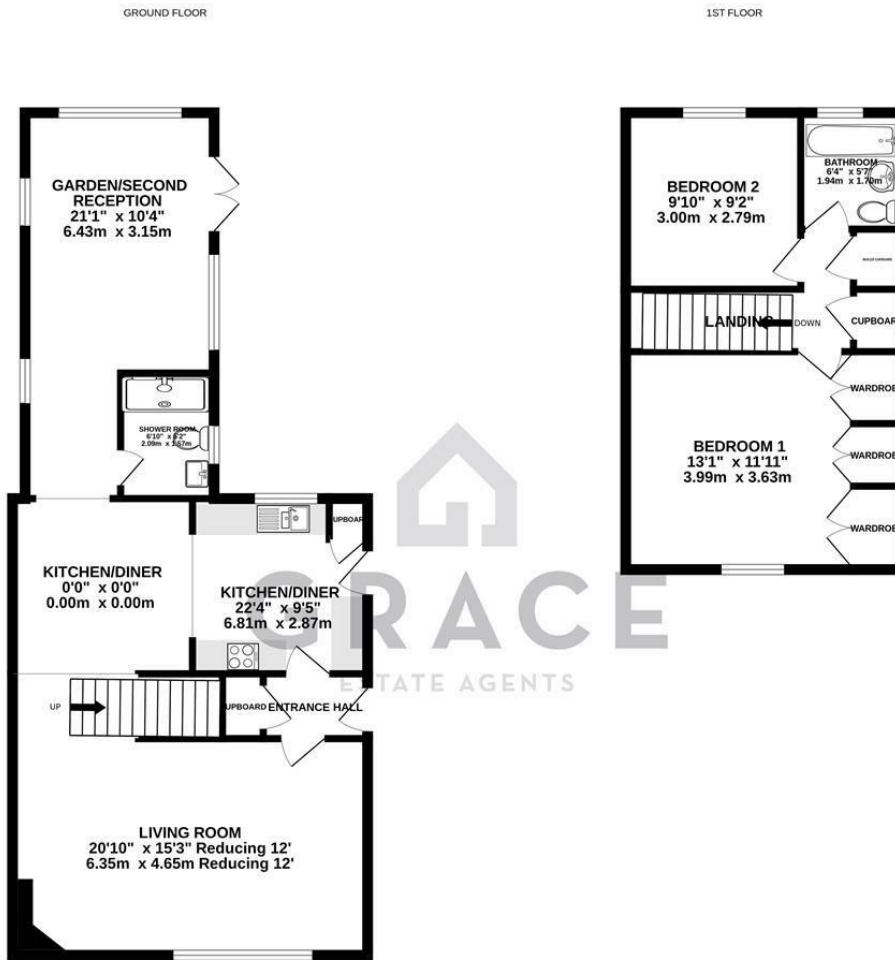
Up and over door, power and lighting connected, personal door to garden and stainless steel sink unit with cupboards for storage.









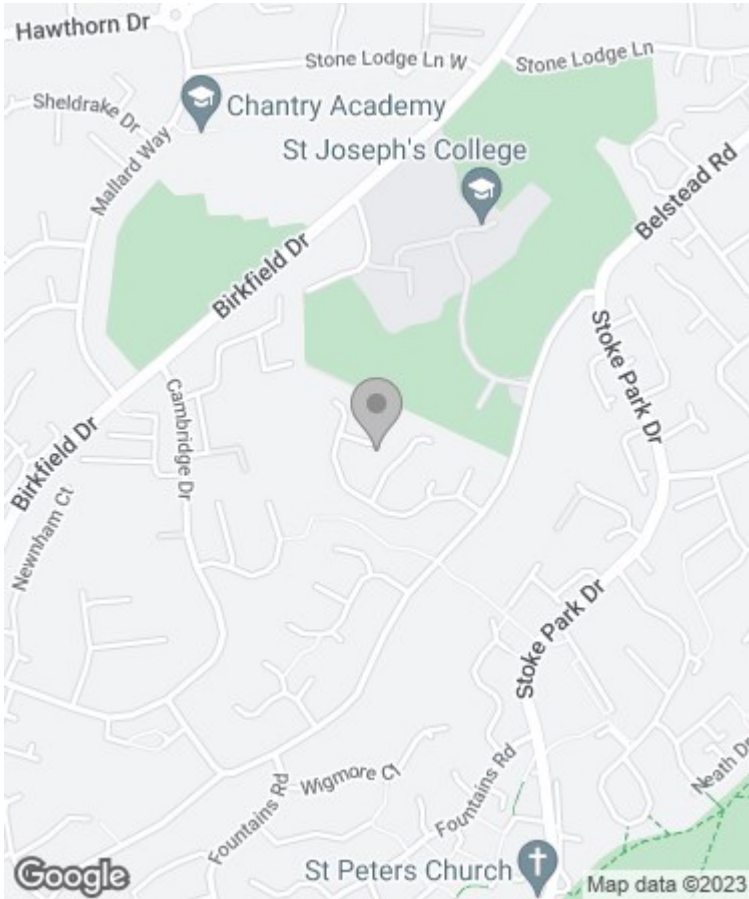


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	