



Quebec Drive, Ipswich, Suffolk  
£380,000

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\*\*\* GUIDE PRICE £380,000 - £400,000 \*\*\*

Grace Estate Agents are pleased to bring to market this 4 bed chalet bungalow situated in the popular location of Kesgrave.

This well appointed property benefits being on a corner plot with a wrap around mature garden with its own garage and off road parking.

Internally there is a storm porch which leads into the main hallway. The main hallway has doors leading to the downstairs accommodation.

The downstairs living area comprises kitchen, lounge and a conservatory, the downstairs sleeping accommodation comprises master bedroom, second bedroom and shower room.

Upstairs are a further two bedrooms both looking over the front aspect.

The rear garden is fully enclosed and has mature borders with shrubs and plants, the summerhouse is to remain.

### Outside

The property has the benefit of being on a corner plot which lawned front garden and garage and off street parking and driveway.

### Porch

### Hallway

UPVC door with side double glazed window to front aspect, under stairs cupboard, wooden style flooring, banister rail.

### Shower Room

7'5" x 5'5" (2.27 x 1.66)

Double glazed opaque windows to front aspect, walk in fully tiled shower cubicle with over head shower and shower screen, handrail. low level WC with push button flush, hand wash basin fully tiled flooring.





### Master Bedroom

13'10" x 9'10" (4.24 x 3.02)

Double glazed window to side aspect, fitted storage area with cupboards around bed, wardrobe, radiator, carpeted flooring.

### Bedroom Three/Dining Room

10'11" x 9'1" (3.33 x 2.79)

Double glazed window to side aspect, radiator, carpet flooring.

### Inner Hallway

### Kitchen

9'10" x 9'1" (3.02 x 2.78)

Half double glazed door to side aspect, double glazed window to rear aspect. A range of base and wall units with drawers, Worktops over base units, inset one and a half stainless still sink with mixer tap, integrated double oven, integrated gas hob, extractor fan over. Space for washing machine, space for fridge, space for freezer, half tiled walls, tiled flooring.



### Lounge

16'8" x 11'11" (5.09 x 3.65)

Double glazed window to side aspect, double glazed windows to rear aspect, radiator, carpet flooring.



### Conservatory

8'9" x 8'1" (2.68 x 2.48)

Fully double glazed conservatory overlooking rear aspect, wooden style flooring.

### Bedroom Two

13'11" x 10'0" (4.26 x 3.06)

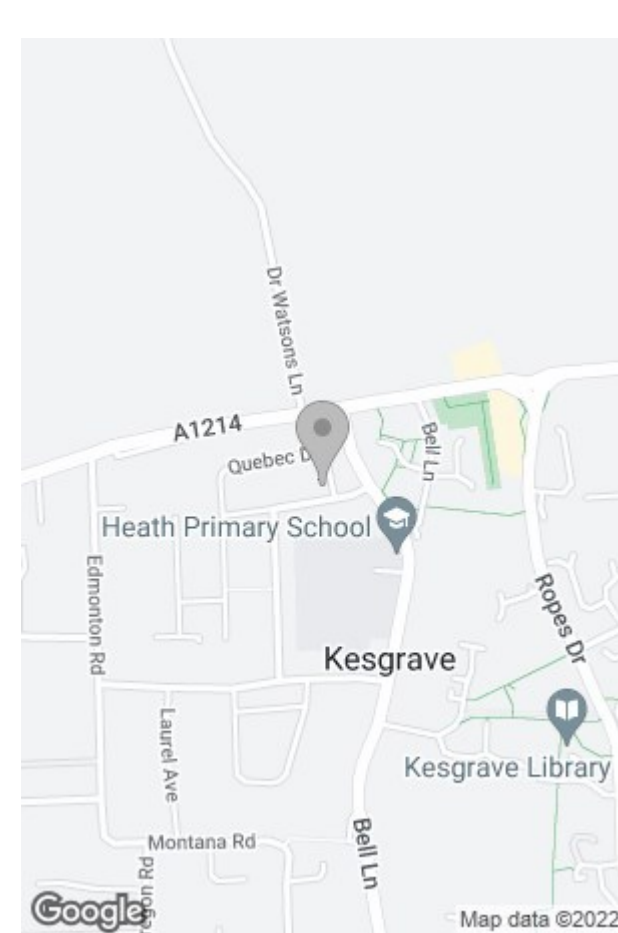
Double glazed window to front aspect, radiator, carpet flooring.

### Bedroom Four

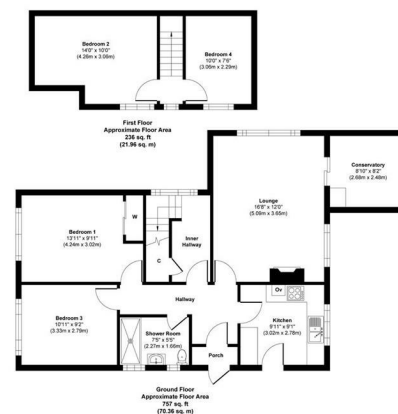
10'0" x 7'6" (3.06 x 2.29)

Double glazed window to front aspect, storage cupboard radiator, carpet flooring.





1, Quebec Drive, IP5 1HP



Approx. Gross Internal Floor Area 993 sq. ft. / 92.32 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale. Produced by Elements Property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	81	England & Wales		EU Directive 2002/91/EC	57

## 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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