



Balmoral Close, Ipswich, Suffolk
£360,000



Situated within the Royals development, to the South West of Ipswich we are pleased to present this beautiful well presented extended detached chalet style home.

The property comprises double glazed front door with pattern design leading into the L shaped hallway which leads to a cloakroom featuring low WC with push button flush, hand wash basin and heated towel rail. Door leading to sitting room with double glazed window to the front aspect, feature fire place together with stone surround and stone hearth, staircase to the first floor. From the lounge the door leads through the study/bedroom which boasts a number of cupboards with worktops above and then leading through to the snug patio doors leading onto the rear garden. Designer radiators in the snug.

Access to the kitchen/diner is through an archway, kitchen area features a range of base and wall units, worktops with inset sink, tiled splash backs, integrated electric range cooker, plumbing for washing machine, double glazed windows to side and rear, door to side giving access to the garden. Designer radiators.

Stairs leading to first floor landing giving access to the master bedroom, features double glazed windows to front aspect and built in wardrobes., designer radiator. The second bedroom provides double glazed window to rear aspect.

A bathroom completes the upstairs accommodation and comprises a white suite featuring a low level WC, hand wash basin with vanity unit, panel bath with mixer taps and shower attachment. Designer radiator.

Outside the front of the property is a driveway leading to the front door. The rear south facing garden is secluded and unoverlooked and has patio area pathway leading through to a large lawned area. There is a timber shed and a small summer house.

To the side of the property is a garage with electric door together with power points and lighting.

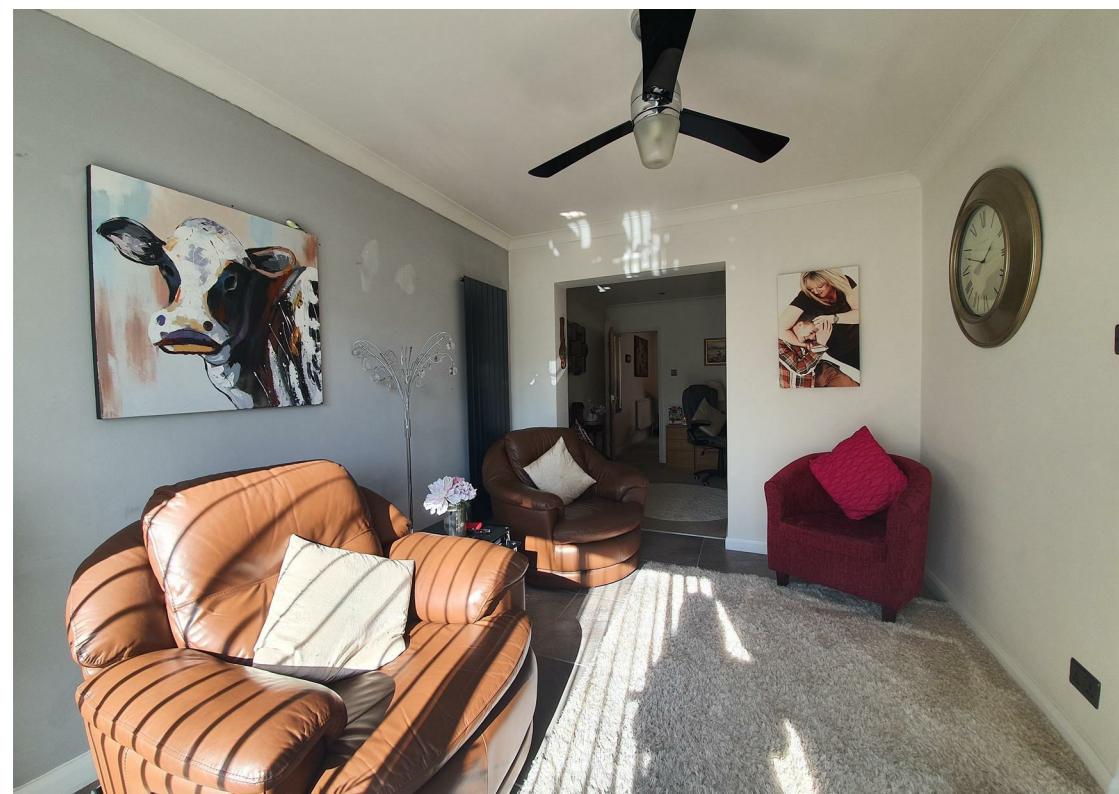
Included with the sale the vendor has informed us will be the large kitchen appliances and venetian window blinds.

FRONT

To the front of the property is a driveway leading up to the front door and to the side of the front door is the up and over door leading to the garage. The remainder of the front garden is laid to lawn with side border with plants and shrubs.

ENTRANCE LOBBY

Double glazed door and entrance into the hallway and rear aspect.





HALLWAY
Part glazed doors leading to the inner hallway featuring a range of cupboards and another door giving access to a family room.

DOWNSTAIRS CLOAKROOM
White suite comprising of low level WC with push button flush and vanity unit with sink. Heated towel rail, tiled walls and double glazed obscure window.

LOUNGE
20'0" x 9'7" (6.12 x 2.94)
Sitting room with double glazed window to the front aspect, feature fire place with coal effect gas fire together with stone surround and stone hearth, staircase to the first floor.

STUDY/BEDROOM
9'8" x 10'4" (2.97 x 3.17)
The family room provides patio doors leading onto the rear garden.

SNUG/FAMILY ROOM
12'4" x 9'5" (3.76 x 2.88)
The family room provides patio doors leading onto the rear garden.

KITCHEN
12'6" x 8'1" (3.83 x 2.48)
Access to the kitchen/diner is through an archway, kitchen area features a range of base and wall units, worktops with inset sink, tiled splash backs, space for cooker, plumbing for washing machine and dishwasher, double glazed windows to side and rear, door to side giving access to the garden. American fridge/freezer and double oven included in sale



DINING AREA
10'8" x 10'9" (3.27 x 3.30)
Dining area featuring part glazed window feature.

FIRST FLOOR LANDING
Doors leading through to bedrooms:-

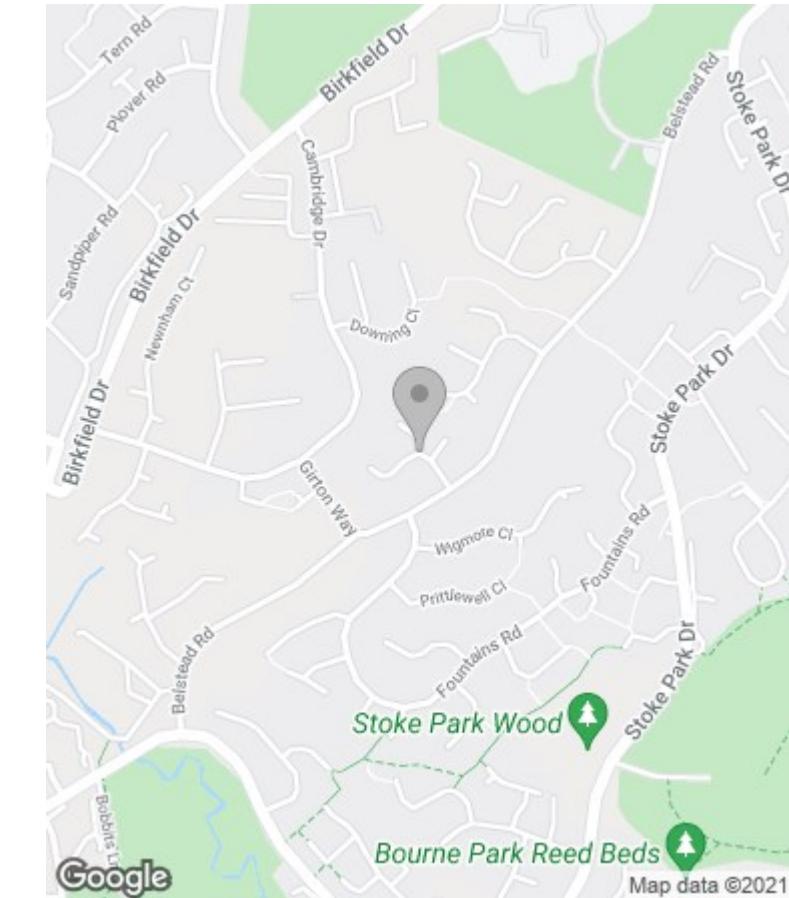
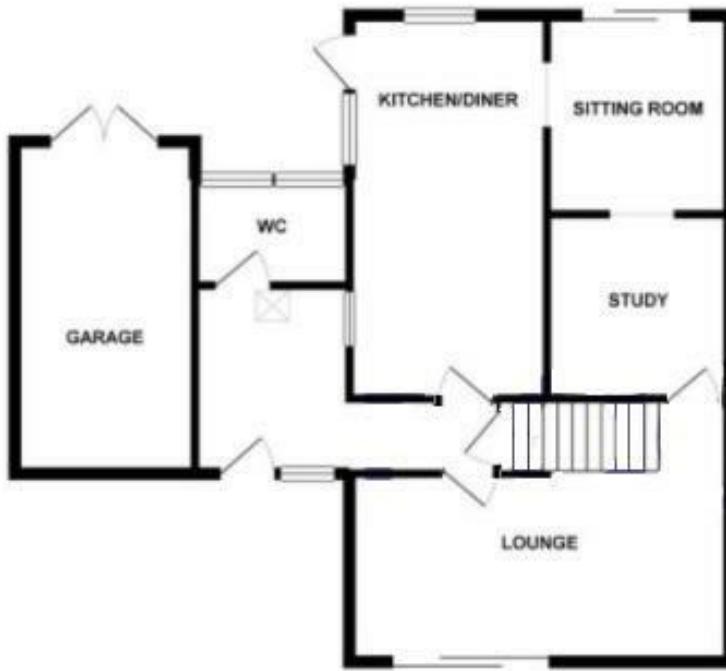
MASTER BEDROOM
14'11" x 9'6" inc wardrobes (4.57 x 2.92 inc wardrobes)
The master bedroom features double glazed windows to front aspect and built in wardrobes.

BEDROOM TWO
9' 6" x 10' 6" (2.74m 1.83m x 3.05m 1.83m)
The second bedroom provides double glazed window to rear aspect.

BATHROOM
White suite comprising P shaped bath with shower over, shower screen, vanity unit with but in sink and low level WC with push button flush, skylight, tiled walls.

REAR GARDEN
Unoverlooked garden with patio area leading from the house, the remainder of the garden predominantly laid to lawn with shrubs and plants. There is a timber shed and a small summer house.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	53	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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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