

15 Gorsehayes, Ipswich, IP2 9AU



Freehold

Guide Price

£400,000

Subject to contract

No onward chain

4 bedrooms
Sitting/dining room
Parking



Offered with no onward chain is this detached house that is set on a corner plot with 60ft x 55ft rear garden

Some details

General information

Offered with no onward chain is this four bedroom detached property which is situated to the south-west side of the town just off Belstead Road. Along with offering convenient access to both Ipswich Mainline Railway Station and the A12/A14 trunk roads the property enjoys a large corner plot rear garden which measures 60ft x 55ft, which also has an outdoor studio. Parking is provided in the form of a driveway and single garage and there is also double glazed windows and gas fired central heating (not tested).

The reception hall has stairs to the first floor and a cloakroom comprising a WC and basin. The sitting area is located to the front with a feature bow window and to the rear of this is the dining area which has French doors onto the rear garden. The sitting/dining room has a stained wood floor and adjacent to the dining area is the kitchen which has a window to the rear and door to the garden. The kitchen is well-equipped with a range of base units, wall cupboards, work tops and drawers. There is a breakfast bar, integrated five-ring gas hob, double electric oven, extractor hood and there is also two pantry cupboards along with a large understair cupboard.

The landing has a window to the side and provides access to all four bedrooms and the family bathroom. Bedroom one, which is a good size double room, is located to the front and has built-in wardrobes. Bedroom two is located to the rear, has a wooden floor and built-in wardrobes. Bedroom three also has an exposed wooden floor and is located to the rear with bedroom four being located to the front. The family bathroom comprises a bath, basin and WC.

Reception hall

Cloakroom

Sitting area

15' 10" x 13' (4.83m x 3.96m)

Dining area

11' 4" x 9' 4" (3.45m x 2.84m)

Kitchen

11' 4" x 9' 8" (3.45m x 2.95m)

Landing

Bedroom one

14' 4" x 10' 5" (4.37m x 3.18m)

Bedroom two

10' 5" x 10' 3" (3.18m x 3.12m)

Bedroom three

8' 10" x 7' 1" (2.69m x 2.16m)

Bedroom four

8' 10" x 6' 9" (2.69m x 2.06m)

Bathroom

6' 8" x 5' 7" (2.03m x 1.7m)

Outside

The property is situated on a corner plot and is recessed from the road by a front garden which is predominantly laid to lawn with a range of trees, flower beds and shrubs. There is a driveway that provides parking for two vehicles and there is also a larger style single garage which measures approximately 20ft x 8ft and has an up/over door along with personal door to the side.

To the rear is a generous size corner plot that measures approximately 60ft x 55ft. This is predominantly laid to lawn with an extensive range of trees, flower beds, shrubs and a patio area. There is an outdoor seating area and an outdoor studio which measures approximately 9'4" x 6'9" with two double glazed windows.

Location

The property is situated on the south-west side of the town in an area known as "The Hayes" which is located just off Belstead Road. Ipswich Mainline Railway Station and the town centre which offers a wide range of amenities are located within easy travel distance as are the A12/A14 trunk roads. The popular St. Joseph's College is also located nearby along with a range of every day local shops and a supermarket.

Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Our ref - SDG

Directions

Leaving Ipswich in a southerly direction along Princes Street and at the T-junction, with Ipswich Mainline Railway Station directly in front of you, turn left onto Burrell Road. Upon passing the Station car park take an immediate right into Willoughby Road and follow this to the top of the hill, from here take a right onto Belstead Road. Proceed along passing over the mini-roundabout and then take a left into Gorsehayes and follow the road around where the property can be found on the left hand side on the corner of Rowanhayes Close.

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

fennwright.co.uk

Viewing

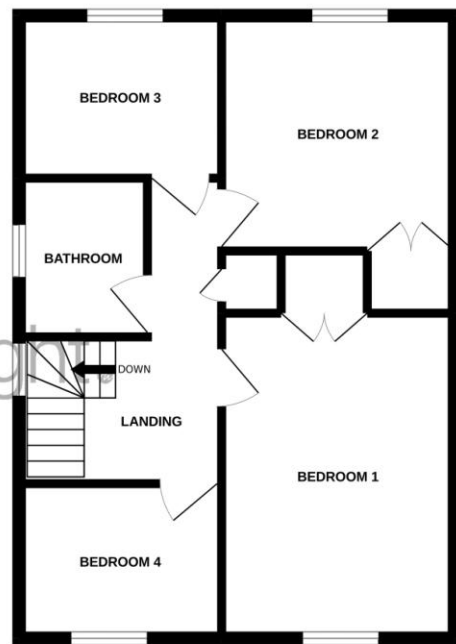
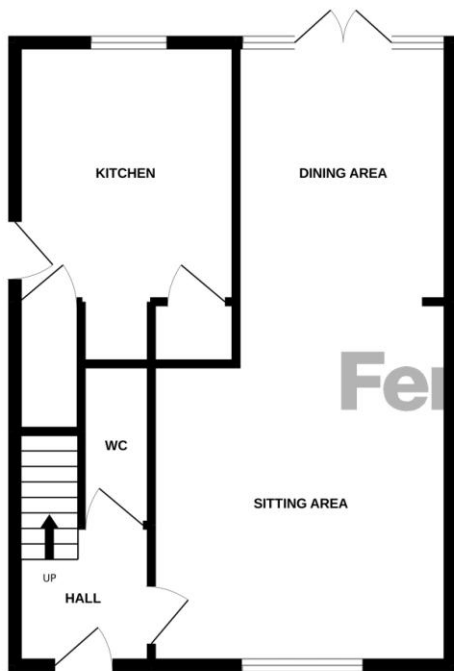
To make an appointment to view this property please call us on 01473 232 700



GROUND FLOOR



1ST FLOOR



To find out more or book a viewing

01473 232 700

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tolgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

