

Churchwood
Stanley



20 Trafalgar Close, Ipswich, IP4

£335,000

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Ipswich, IP4

A superb example of a three bedroom semi-detached home found in a gorgeous woodland lined road in central Ipswich, with open plan kitchen / diner and useful outbuilding in the rear garden.

Council Tax band: C

Tenure: Freehold

KEY FEATURES

- Central Ipswich location in a woodland lined close
- Open plan Kitchen / Diner through to the vaulted conservatory
- Excellent insulated Outbuilding offering a variety of flexible uses
- Approximate 95' rear garden
- Off street parking
- Fully double glazed
- Gas central heating





Entrance Hall

10' 8" x 5' 10" (3.24m x 1.77m)

A welcoming entrance hall leading off a vestibule porch at the front of the house with Bamboo flooring underfoot and carpeted stairs with storage beneath leading up to the first floor.

Living Room

11' 11" x 12' 5" (3.64m x 3.79m)

A well proportioned reception room found at the front of the property with features that include a large double glazed window to the front (characteristic of this era of build) and a continuation of Bamboo flooring underfoot through from the entrance hall.

Kitchen

13' 11" x 9' 4" (4.24m x 2.85m)

A practical and social space at the back of the house, sure to be the hub of your new home! The kitchen is open plan into the dining room which continues into the conservatory with stone flooring throughout. The kitchen is fitted with a range of soft-closing cream gloss fronted units that include cupboards and drawers beneath a square edged wooden work surface, stone tiled splash back and matching wall mounted cabinets. Integral appliances include a tall standing fridge / freezer, a new washer / drier, a Belling electric oven beneath a four ring gas hob and extractor hood and a butler sink lying in front of the large window to the rear elevation. The wooden work surface extends to provide breakfast seating and there is a personal door to the side that leads outside.

Dining Room

9' 11" x 8' 11" (3.03m x 2.73m)

Open plan to the kitchen and to the conservatory this good dining space has stone flooring under foot.





Conservatory

12' 9" x 9' 7" (3.89m x 2.91m)

A light filled vaulted conservatory of brick base construction with windows to three elevations, French doors leading onto the patio outside and stone flooring under foot.

Landing

A carpeted landing with flank window providing access to all first floor rooms and to the (part boarded) loft via a hatch in the ceiling.

First bedroom

11' 11" x 10' 6" (3.64m x 3.19m)

A carpeted first bedroom with large window to the front elevation looking out onto woodland.

Second bedroom

9' 11" x 10' 2" (3.03m x 3.1m)

Another carpeted bedroom with large window to the rear and fitted airing cupboard.





Third bedroom

9' 2" x 7' 11" (2.79m x 2.42m)

A carpeted bedroom with recess over the stairs and window to the front elevation looking out to woodland.

Bathroom

A stone tiled family bathroom comprised of a paneled bath with thermostatic shower tap over, WC, vanity sink, heated towel rail, extractor fan and opaque glazed window to the rear.



GARDEN

A laid driveway gently rises to the vesibule porch and secure gated access to the rear garden. Adjacent to the drive various shrub borders are retained by low level brick retainer.

REAR GARDEN

Wonderfully unusual the rear garden begins with a paved patio area leading onto the lawn and providing access to the very useful outbuilding. This insulated and wood laminate floor fitted outbuilding measuring approximately 4.61m x 3.06m has French doors to the front with full height adjacent windows offers a number of flexible uses to suit your lifestyle from an extension of the outside entertaining space, a gym, playroom or even a home office. The garden then rises via a series of paved steps and walkways amongst various shrub and flower borders leading to a designated seating area providing a lovely elevated perspective of the home and surrounding area. At the top you will find a useful garden shed and a further clearing.

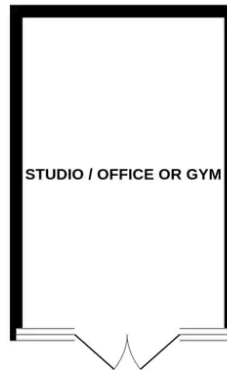
OFF ROAD

1 Parking Space

One parking space off street to the drive at the front of the property. Additional parking can be found unrestricted on street.

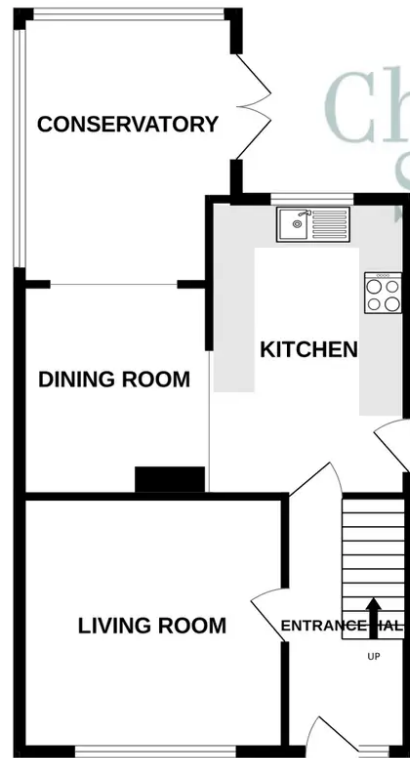


GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



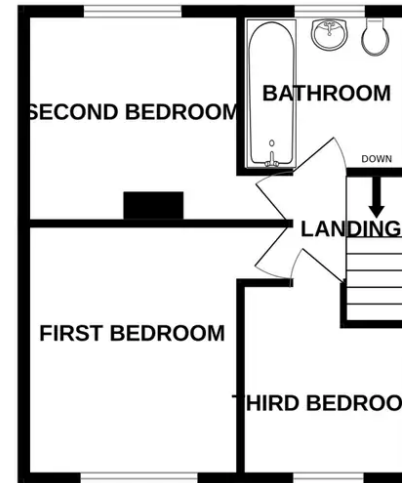
TOTAL FLOOR AREA : 1102 sq.ft. (102.4 sq.m.) approx.

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 as to their operability or efficiency can be given.
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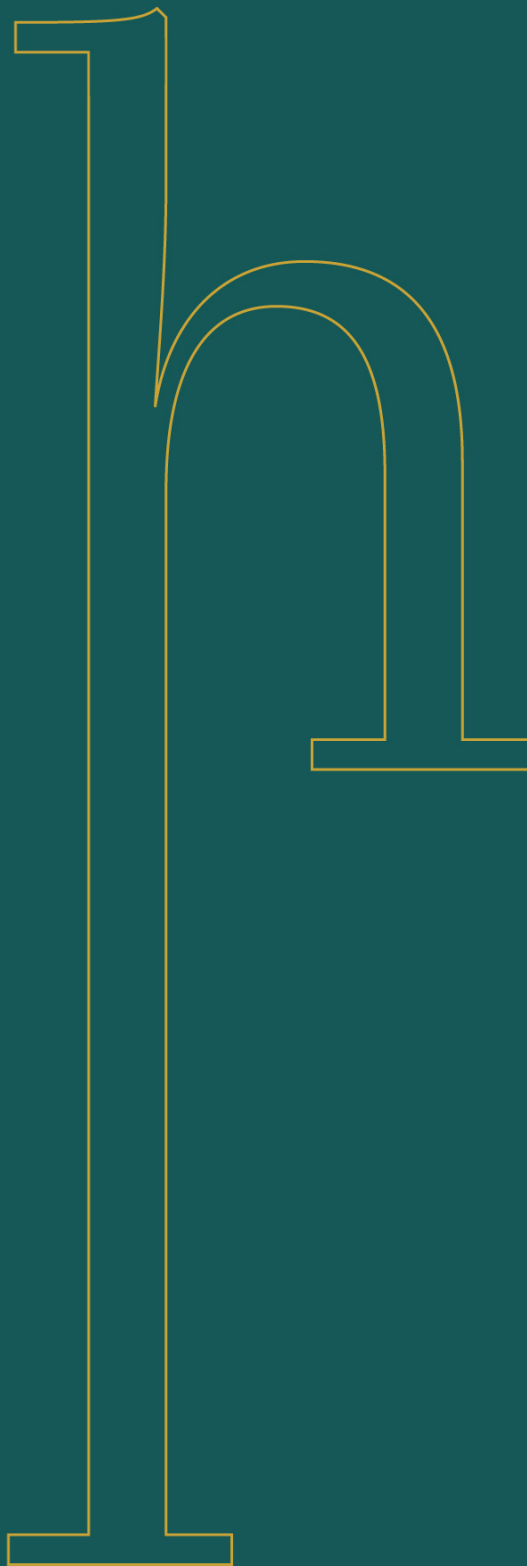


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1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



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t: 01206 589109
e: hello@churchwoodstanley.co.uk
w: churchwoodstanley.co.uk