



Evesham Close, Ipswich, IP2 9DH

O.I.E.O £290,000 Freehold

**ipswich & suffolk** estate agents  
Part of the Your Ipswich Group

# Evesham Close, Ipswich, IP2 9DH

We are delighted to be offering for sale this flexible 3 - 4 bedroom linked spacious family home located on the popular Stoke Park development. The property is arranged over two floors comprising good size entrance hall with cloak cupboards, ground floor wet room, second reception room currently used as a bedroom, modern fitted kitchen with under floor heating, spacious lounge and dining room with bifold doors to rear garden, stairs leading to 3 double bedrooms and family bathroom, further benefits include studio games room in garden, double glazing throughout, gas central heating, off road parking for two cars. **EARLY INSPECTION RECOMMENDED TO SECURE THIS PROPERTY.**



## ENTRANCE HALL

Laminate flooring, 2 door cloak cupboard, double glazed window to front aspect, doors to wet room, kitchen, lounge, second reception room/bedroom.



## WET ROOM

Comprising low level WC, wash hand basin with storage cupboards under, walk in shower, extractor fan, floor to ceiling tiled walls, tiled floor, chrome heated towel rail.

## RECEPTION/ BEDROOM

13' 4" x 8' 11" (4.06m x 2.72m) Carpeted flooring, double glazed window to rear aspect, radiator.



## KITCHEN

14' x 8' 10" (4.27m x 2.69m) Comprising eye level and matching base units with Quartz work tops, inset sink with swan neck mixer tap, integral dish washer, washer/dryer, drinks cooler, Range master 5 ring electric cooker not included but may be happy to sell to buyers separately, extractor hood over, space for American fridge/freezer, ceramic tiled flooring, radiator, double glazed window to front aspect, cupboard housing gas boiler.

## LOUNGE

14' x 13' 11" (4.27m x 4.24m) Carpeted flooring, radiator, stairs to first floor, storage cupboard under stairs, opening into dining area.



## DINING ROOM

13' x 9' 3" (3.96m x 2.82m) Laminate flooring, radiator, double glazed bi fold doors to rear garden.

## STAIRS

From lounge carpeted flooring on stairs and landing, radiator, airing cupboard, doors to bedrooms and bathroom.

## BEDROOM 1

13' 11" x 10' 8" (4.24m x 3.25m) Carpeted flooring, 2 door built in wardrobe, double glazed window to rear aspect, radiator.

## BEDROOM 2

13' 11" x 8' 10" (4.24m x 2.69m) Carpeted flooring, double glazed window to front aspect, radiator, built in storage cupboard.

## BEDROOM 3

8' 11" x 9' 1" (2.72m x 2.77m) Carpeted flooring, double glazed window to rear aspect, radiator.

## BATHROOM

Comprising low level WC, wash hand basin with storage under, bath with shower attachment, tiled flooring, double

glazed window to front aspect, chrome heated towel rail, floor to ceiling tiled walls.

## STUDIO/ GAMES ROOM

19' 2" x 7' 10" (5.84m x 2.39m) Double glazed doors into Studio/games room, laminate flooring power & lighting connected, built in bar.

## OUTSIDE

Hard standing area in front providing off road parking for two cars, Astro turf. Rear garden with lower patio area steps up to raised Astro turfed area leading to further raised patio area providing easy care garden, doors into studio/games room, gardens are all enclosed by fencing.

## COUNCIL

Ipswich Borough Council  
Council Tax Band (C) £2,003.60

## NEAREST SCHOOLS

Halifax primary school, Stoke High school Ormiston Academy.

## SERVICES

We understand all mains services are connected.

## Consumer Protection Regulations 2008

Your Ipswich Ltd 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,

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Evesham Close IPSWICH IP2 9DH	Energy rating <b>C</b>	Valid until: <b>21 September 2034</b>
		Certificate number: <b>4012-9144-4002-0021-9306</b>



**VIEWING STRICTLY BY APPOINTMENT  
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