

12 Didsbury Close, Ipswich, IP2 9TD



**Freehold**

Guide Price

**£270,000**

Subject to contract

**Cul-de-sac position**

4 bedrooms  
1 reception room  
and 1 bathroom



This four bedroom link-detached, split level family home features a fabulous south-facing rear garden, garage and off road parking.

# Some details

## General information

Situated to the south-west of Ipswich within the Belstead Hills area is this four bedroom link-detached split level family home. This delightful property benefits from well-presented accommodation throughout, a south-facing rear garden, garage and off road parking for multiple vehicles. An early viewing is highly recommended.

Upon entering the property is the entrance hall with access to the garage, rear garden and inner hallway. The inner hallway has stairs leading to the lower ground floor and first floor accommodation, with doors to bedrooms two and four which overlook the front, along with access to the cloakroom, comprising of a wash hand basin and WC.

Taking the stairs to the lower ground floor there is an under stairs storage cupboard and doors to the kitchen/dining room and sitting room. The generous sitting room opens into the light and airy conservatory which features double doors giving access and leading to the rear garden. The fantastic kitchen/dining room features a window and patio doors giving access to the fabulous rear garden. There is space at one side for a family dining table, and at the other, there is plenty of storage provided by matching wall and base units with work surface over, an electric oven and hob with fan over, as well as integrated appliances, including a dishwasher, washing machine and fridge/freezer.

The first floor accommodation features the airing cupboard with doors to the master bedroom and bedroom three, which both overlook the rear garden, along with access to the family bathroom, comprising of a bath with shower over, wash hand basin and WC.

## Entrance hall

### Inner hallway

14' 10" x 3' 04" (4.52m x 1.02m)

### Kitchen/dining room

16' 04" x 9' 08" (4.98m x 2.95m)

### Sitting room

17' 10" x 12' 02" (5.44m x 3.71m)

### Conservatory

10' 05" x 9' 08" (3.18m x 2.95m)

### Cloakroom

### Master bedroom

12' 00" x 11' 00" (3.66m x 3.35m)

### Bedroom two

10' 05" x 9' 11" (3.18m x 3.02m)

### Bedroom three

12' 00" x 6' 11" (3.66m x 2.11m)

## Bedroom four

8' 11" x 7' 10" (2.72m x 2.39m)

## Family bathroom

9' 00" x 5' 7" (2.74m x 1.7m)

## The outside

To the front of the property there is off road parking for multiple vehicles leading to the garage which has an electric door, a window to the rear and a personal door to the entrance hall, with power and light connected. The rear garden has an initial decking area, ideal for alfresco dining, with the remainder being mainly laid to lawn with flower and shrub borders.

## Where?

Didsbury Close is situated to the south-west of Ipswich within the Belstead Hills area, providing excellent commuter links to the A12/A14 and Ipswich's mainline railway station, with a direct route to London Liverpool Street. Ipswich town centre is nearby and offers a fantastic range of shopping facilities, coffee houses, bars and restaurants.

## Important information

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

Tenure - Freehold. Council tax band C. EPC - E.

## Directions

Head out of town in a South-westerly direction along Belstead Road. At the mini-roundabout continue straight over and as the road bends round to the left turn right into the continuation of Belstead Road passing St. Joseph College. Take the second turning on the left down Belstead Road passing Belstead Brook Hotel, at the end of the road turn right onto Ellenbrook Road and continue for some distance. At the end of the road with the pub directly opposite you turn left into Radcliffe Drive, follow the road round to the right taking the second turning on the right into Didsbury Close. The property can be found directly in front of you approximately half way down the road, identified by a Fenn Wright board.

## Agents note

Under Section 21 of the Estate Agents Act 1979 we have a duty to inform potential purchasers that the vendors are related to an employee of Fenn Wright.

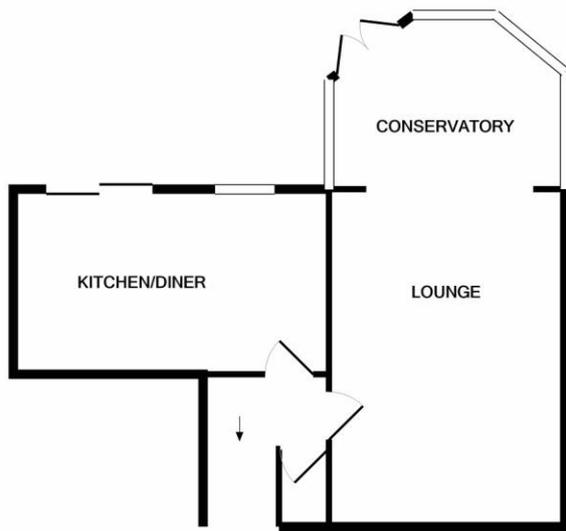
## Further information

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

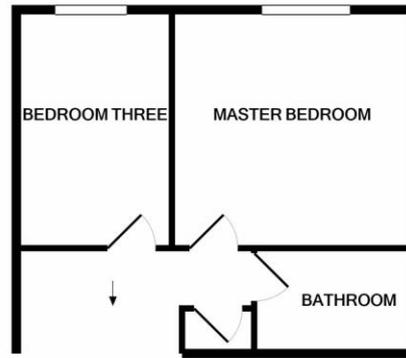
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## Viewing

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

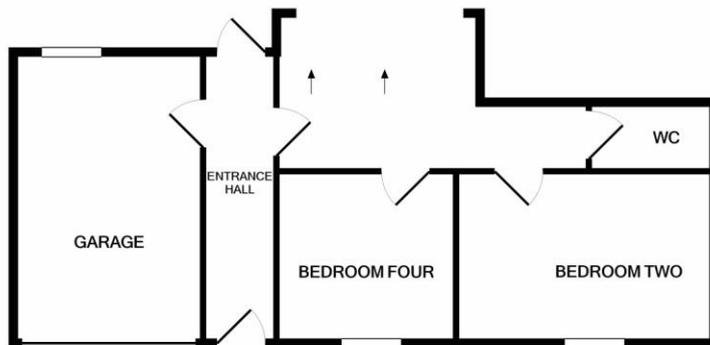


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GROUND FLOOR

To find out more or book a viewing

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Particulars for 12 Didsbury Close, Ipswich, IP2 9TD

