



Evesham Close, Ipswich, Suffolk
£345,000

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Grace Estate Agents are pleased to present this stunning 2-bedroom detached bungalow in the popular Stoke Park area of Ipswich.

The property offers a spacious open-plan dining room/lounge, a fully-fitted kitchen, conservatory, family bathroom, and two double bedrooms, one of which has an en-suite. The property is double-glazed throughout and has gas central heating.

Outside is a good-sized garden, mostly laid to lawn and with a patio for outside entertaining. There is also a greenhouse, shed and large detached garage. Parking is available by way of a gated driveway.

Located just off Stoke Park Drive, this property is just a stone's throw from the Asda superstore and a parade of small shops. It is also a few minutes' drive from the beautiful Belstead Brook area, perfect for walking, as well as Belstead Brook Hotel & Spa.

Properties such as this one are a rare find so we advise arranging a viewing as soon as possible to avoid disappointment.

Porch

4'11" x 4'1" (1.5 x 1.25)

Tiled flooring, brick walls, double-glazed UPVC doors, wooden ceiling, obscured glass to interior door.

Hallway

Clip linoleum wood-effect flooring, radiator, loft hatch, storage cupboards with wooden sliding doors, with lighting, shelving and radiator inside, hard-wired smoke alarm system.

Master bedroom

10'8" x 11'5" (3.26 x 3.48)

Double-glazed window to front aspect, radiator, in-built wardrobes, carpeted, ceiling fan.





En-suite bathroom

3'6" x 8'0" (1.07 x 2.46)

WC, sink, double-glazed window to side aspect with obscured glass, carpeted, white tiled walls, in-built shower cubicle, radiator, in-built mirrored cabinet above sink.

2nd bedroom

9'1" x 10'9" (2.77 x 3.28)

Carpeted, double-glazed window to side aspect, radiator, large wardrobe with sliding mirrored doors.



Dining room

15'3" x 11'1" (4.67 x 3.39)

Carpeted, radiator, double sliding doors into conservatory, steps leading down into lounge.

Lounge

13'4" x 14'4" (4.08 x 4.37)

Arched entrance with steps leading down from dining room to lounge, carpeted, double-glazed window to side aspect, fireplace with marble-effect surround, electric fire, radiator.



Bathroom

8'9" x 6'11" (2.69 x 2.13)

His and hers sinks with in-built cabinets, bath with jacuzzi settings, WC, vinyl tile-effect flooring, double-glazed window to side aspect with obscured glass, radiator, chrome fittings.

Kitchen

12'7" x 11'8" (3.85 x 3.58)

Wooden base and eye-level units, vinyl tile-effect flooring, radiator, sink with drainage, gold mixer tap, multi-coloured tile surround and splashback, integrated double oven and microwave, electric hob, integrated extractor hood, integrated fridge and washing machine, double-glazed window to rear aspect, under-counter and above-counter lighting, island/breakfast bar with storage.

Conservatory

7'2" x 12'4" (2.19 x 3.76)

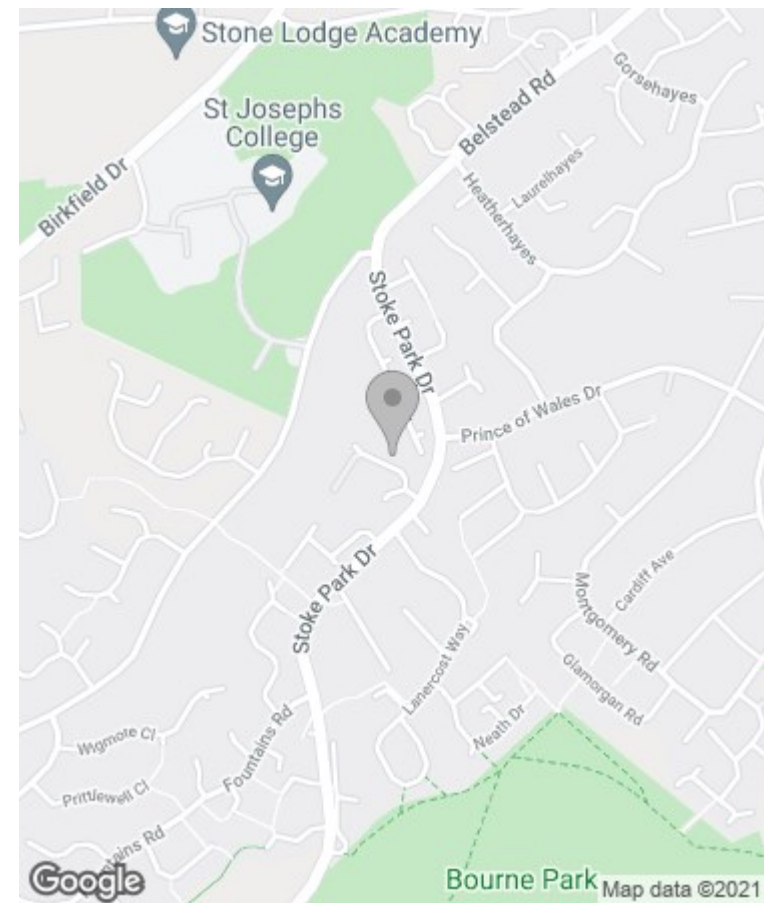
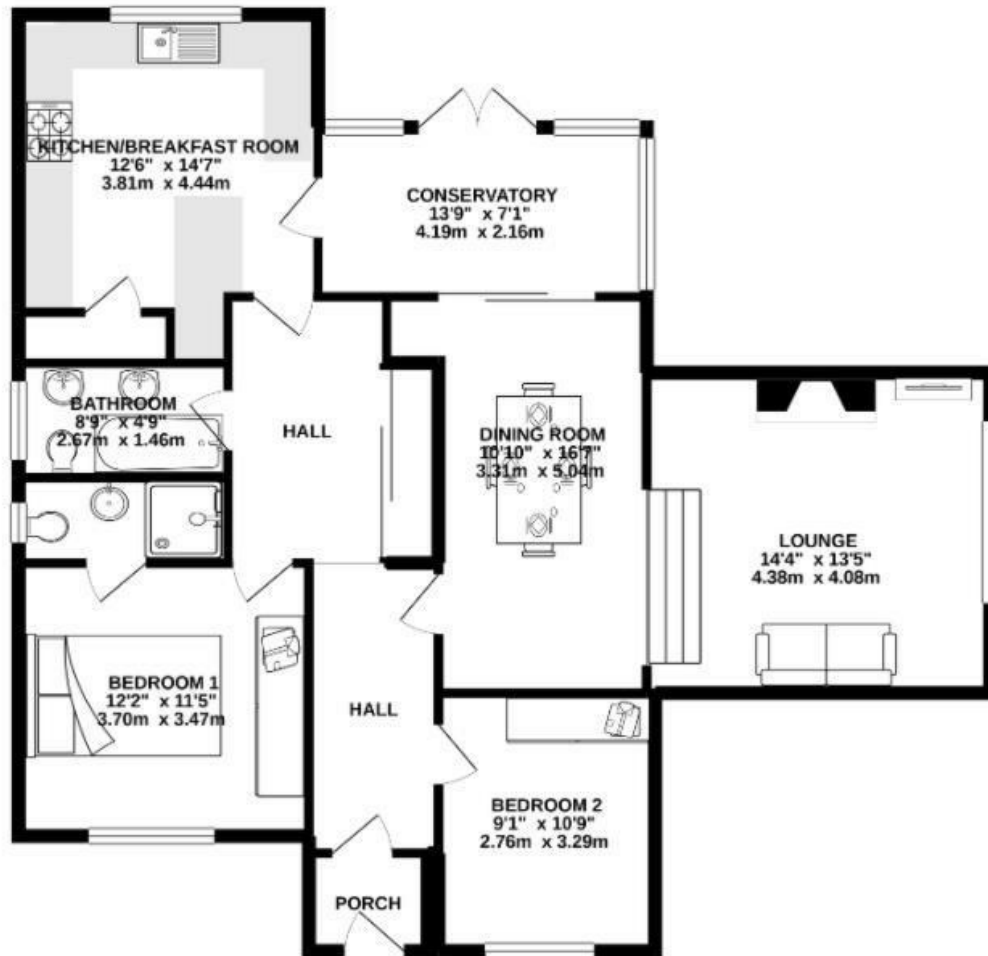
Brick walls, tiled floors, ceiling fan, radiator, UPVC double-glazed windows and double sliding doors out to rear garden.

Rear garden

Mostly laid to lawn, borders with various trees and shrubs, gravelled areas, greenhouse, raised patio, wrought-iron gate with access to driveway, wooden gate with side access, detached garage with up-and-over electric door.



GROUND FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	86
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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