



Palmer & Partners

Wardley Close, Ipswich, Suffolk, IP2 9RT

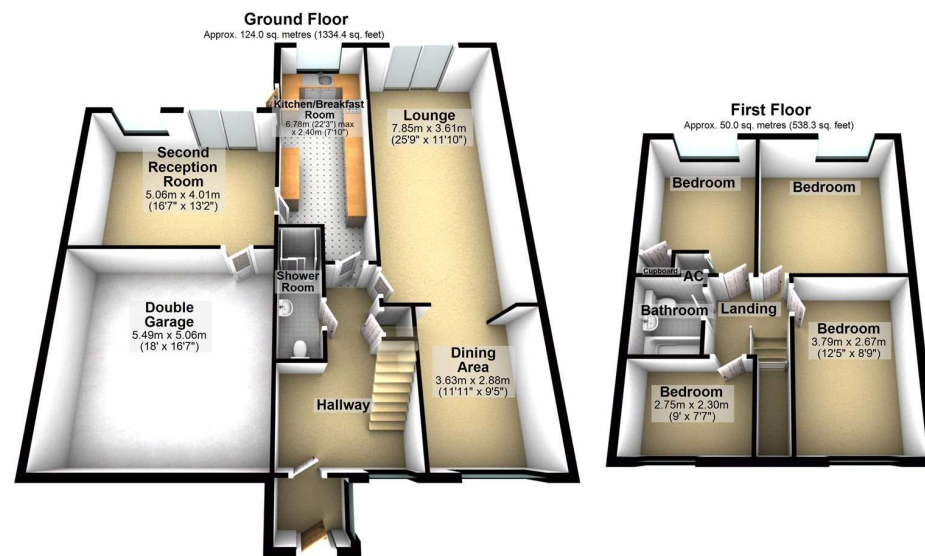
**Offers in excess of:
£425,000**

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This extended four bedroom detached house, situated in a cul-de-sac position towards the south west side of Ipswich, is beautifully presented throughout and comes with a secluded rear garden, ample off-road parking to the front, and double garage. The current owners have extended to create a 38ft lounge, a large kitchen / breakfast room, ground floor shower room and additional sitting room, still leaving further scope to extend.

As agents, we recommend the earliest possible viewing to fully appreciate the location and size of accommodation on offer which comprises entrance hall, kitchen/ breakfast room, ground floor shower room, lounge with patio doors out to the rear garden, additional reception room, first floor landing, four bedrooms and the family bathroom.

- To be advised
- Extended Family Home
- Four Bedrooms
- Double Garage & Ample Off-Road Parking
- Ground Floor Shower-Room
- First Floor Family Bathroom
- 38ft Sitting Room
- Scope to Further Extend
- Cul- De- Sac Position
- Secluded Rear Garden
- Ideally Located for A12 / A14 Access



Total area: approx. 174.0 sq. metres (1872.7 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.