Palmer & Partners
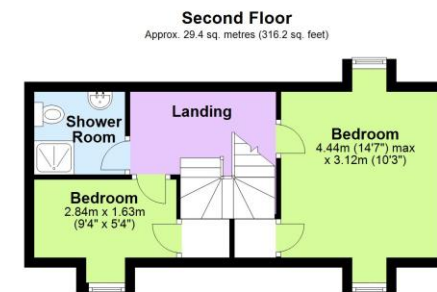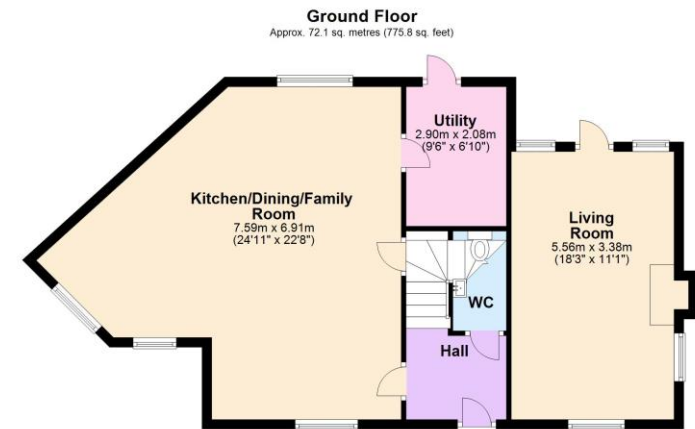
Griffiths Close, Ipswich, Suffolk, IP4 3ER

Asking Price: £475,000

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Palmer & Partners are delighted to present to the market this exceptional four bedroom detached house, situated on a modern development towards the north east side of Ipswich close to the Hospital and falling within the Northgate School catchment (subject to availability). This beautifully presented family home offers ample living accommodation over three floors and benefits from a landscaped rear garden, double garage, and off-road parking for two / three cars in front of the garage. As agents, we recommend the earliest possible internal viewing to fully appreciate the quality and size of the accommodation on offer which comprises entrance hall; ground floor cloakroom; spacious triple aspect living room; stunning 20ft open plan kitchen / dining / family room with integrated appliances; separate utility room; first floor landing; family bathroom; two double bedrooms, one of which has an en-suite shower room; second floor landing; shower room; and two further bedrooms.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.

Council tax band: E
EPC Rating: B

Ground Floor
Approx. 72.1 sq. metres (775.8 sq. feet)

Utility
2.90m x 2.08m
(9'6" x 6'10")

Kitchen/Dining/Family Room
7.59m x 6.91m
(24'11" x 22'8")

Living Room
5.56m x 3.38m
(18'3" x 11'1")

WC

Hall

First Floor
Approx. 47.4 sq. metres (509.7 sq. feet)

Bathroom

Landing

Master Bedroom
4.60m x 3.43m
(15'1" x 11'3")

Bedroom
3.05m x 2.84m
(10' x 9'4")

En-suite

Second Floor
Approx. 29.4 sq. metres (316.2 sq. feet)

Shower Room

Landing

Bedroom
4.44m (14'7") max
x 3.12m (10'3")

Bedroom
2.84m x 1.63m
(9'4" x 5'4")

Total area: approx. 148.8 sq. metres (1601.6 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan 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. Plan produced using PlanUp.