



Palmer & Partners



Clare Road, Ipswich, Suffolk, IP4 4DJ
Guide Price £250,000 to £260,000

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- No Onward Chain
- Semi-Detached Bungalow
- Two Bedrooms
- Sitting Room & Garden Room
- Substantial Conservatory
- Spacious Kitchen/Breakfast Room
- Wet Room
- Driveway Providing Off-Road Parking
- Good Size Rear Garden with Workshop
- Wheelchair Friendly

This deceptively spacious two-bedroom semi-detached bungalow is situated down a desirable cul-de-sac towards the east side of Ipswich and falls within the Northgate School catchment area. The property is being sold with no onward chain, is wheelchair friendly, and benefits from a good size rear garden with large workshop, off-road parking on a driveway to the front, double-glazing throughout, and gas central heating. As agents, we

recommend the earliest possible internal viewing to fully appreciate the size of the accommodation on offer which comprises entrance hall, wet room, two bedrooms, sitting room, substantial conservatory, kitchen / breakfast room, and a garden room.

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 with a journey time of approximately 1hr 15mins. 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.

Outside – Front: The frontage is laid to shingle and enclosed by low-retaining wall to the front and one side boundary, a driveway provides off-road parking, and a gate to the side leads to the rear garden.

Entrance Hall: Quarry tiled flooring, radiator, and doors to:

Wet Room: Double-glazed opaque window to the front aspect, wall-mounted rainfall showerhead, low-level WC, pedestal hand wash basin, heated towel rail, vinyl flooring, and part tiled walls.



Bedroom One: 16'9" x 11'3" (5.1m x 3.43m) Feature double-glazed curved window to the front aspect, gas fire with surround, radiator, wood flooring, picture rail, and coved ceiling.

Bedroom Two: 10'6" x 9' (3.2m x 2.74m) Double-glazed window into the conservatory, radiator, exposed floorboards, coved ceiling, and loft access.

Sitting Room: 13'5" x 9'11" (4.1m x 3.02m) Radiator, wood flooring, and double-glazed sliding patio doors opening through to:

Conservatory: 15'11" x 7' (4.85m x 2.13m) The substantial conservatory is set on a brick base with multiple double-glazed windows and double-glazed French doors opening onto a ramp for wheelchair access to the rear garden, two radiators, ceiling fan, and there are fitted blinds to the windows and roof.

Kitchen / Breakfast Room: 14'7" x 13' (4.45m x 3.96m) Fitted with an extensive range of matching eye and base level units; tiled work surfaces; one and a half

bowl stainless steel sink and drainer; tiled splashbacks; integrated dishwasher, electric oven and four ring ceramic hob with extractor hood over; space for a washing machine, under-counter fridge and under-counter freezer; radiator; quarry tiled flooring; double-glazed windows to the front and side aspects; and double-glazed French doors with wheelchair access opening through to:

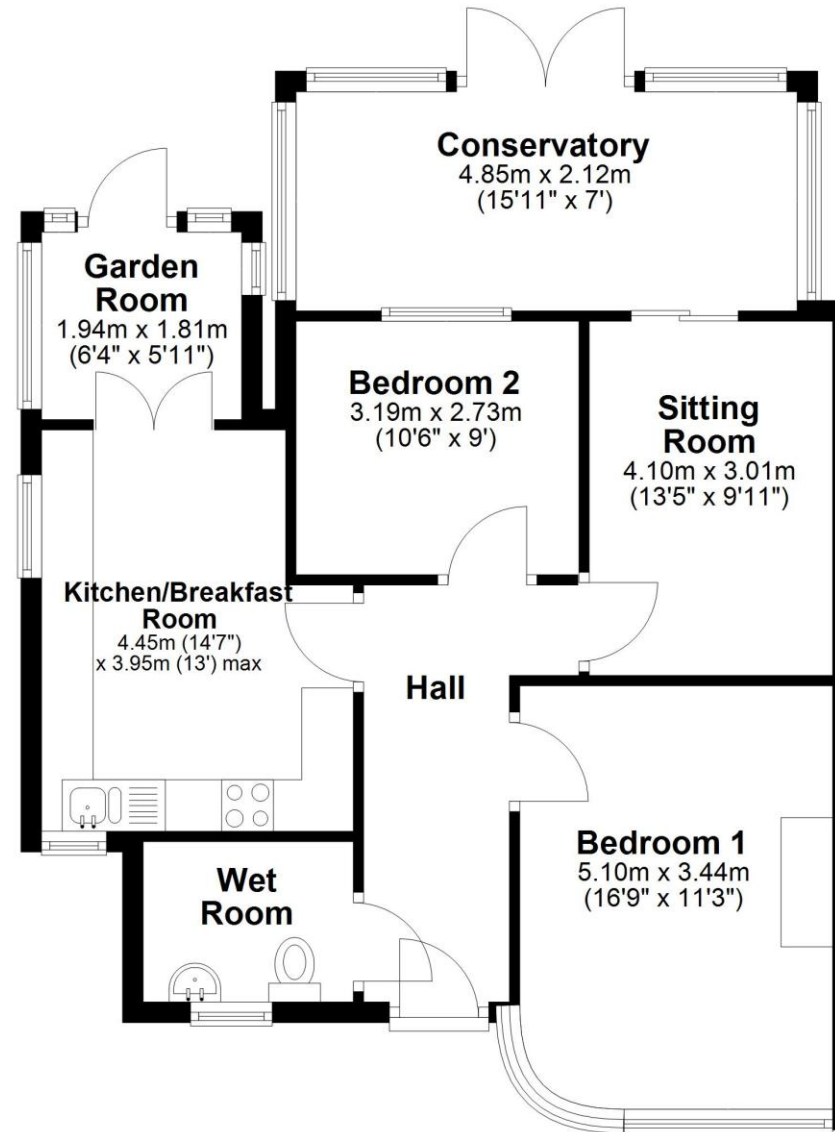
Garden Room: 6'4" x 5'11" (1.93m x 1.8m) The garden room is fully clad with power and light

connected, warm roof, double-glazed windows to the rear and side aspects, and double-glazed door opening out to the rear garden.

Outside – Rear: The garden is predominantly laid to lawn and well-stocked with a variety of flowers and shrubs, extensive patio seating area, detached workshop (15'9" x 10'4") with power and light connected, greenhouse and large summerhouse to remain, and is fully enclosed by panel fencing.

Ground Floor

Approx. 63.2 sq. metres (680.4 sq. feet)



Total area: approx. 63.2 sq. metres (680.4 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.

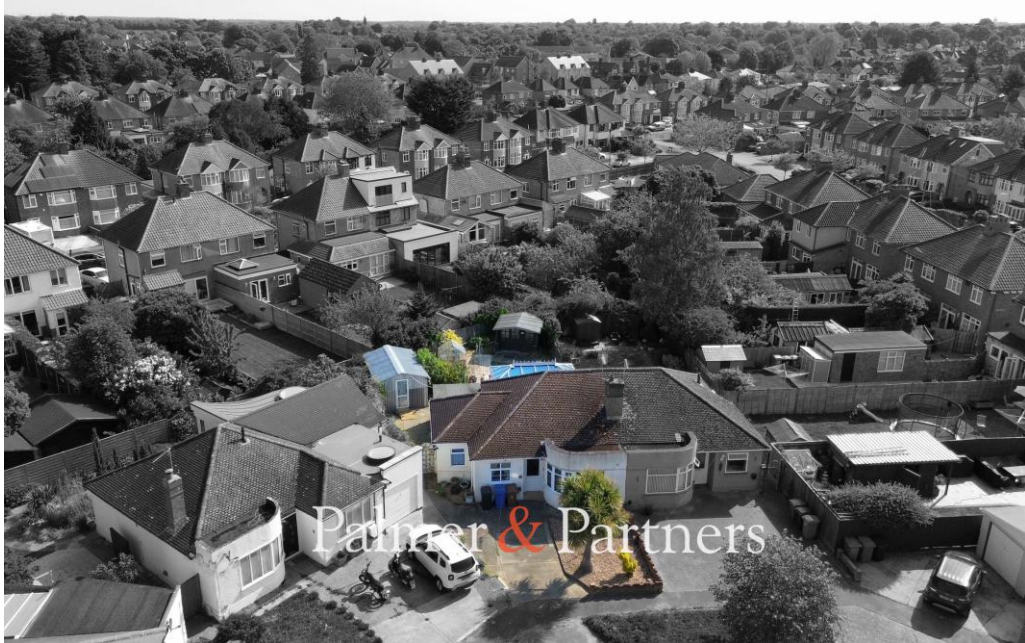


Attributes

2 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: To be confirmed

Council Tax Band: C



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