



Palmer & Partners



Sandringham Close, Ipswich,
Suffolk, IP2 9DU
Guide Price £350,000 to £375,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

- Detached Chalet
- Extended
- Two Double Bedrooms
- Cul-De-Sac
- Ground Floor Shower Room
- Family Bathroom
- Two Reception Rooms
- Garage
- Parking For Four/Five Vehicles Or Caravan/Motor Home
- Double-Glazing & Gas Central Heating

This immaculately presented two-bedroom extended detached chalet style house is positioned in a cul-de-sac location in the popular Royals area of Ipswich and is in close proximity to the nearby St Josephs college. The property benefits from a fully enclosed rear garden, garage, parking for four/five vehicles or caravan/motor home, gas central heating and double-glazing. As agents, we highly recommend the earliest

possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hallway, living room, kitchen/diner, shower room, vaulted ceiling garden room/second reception room, two bedrooms and family bathroom on the first floor.

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.

EPC Rating: TBC

Outside - Front: Outside is block paved providing off-road parking for four/five vehicles or a caravan/motor home and access to the garage.

Garage: 16'10" x 8'8" (5.13m x 2.64m) Up and over door, power, light and door giving access to the garden.

Entrance Hall: 8'5" x 3' (2.57m x 0.91m) Tiled floor and understairs storage cupboard.

Living Room: 20'10" x 15'3" (6.35m x 4.65m) Double-glazed windows to the front aspect, feature ceiling inset spotlights,



radiator, wall media and stairs to the first floor.

Kitchen/Diner: 22'4" x 9'5" (6.8m x 2.87m) Mock beamed ceiling, double-glazed window to the rear aspect, double-glazed door giving access to the side, fitted with a range of modern eye and base level units and work surfaces, one and a quarter inset sink with hot/freshwater tap, Neff filter extractor hood, ceramic hob, built in Bosch electric oven, built in Bosch microwave, space for American style fridge/freezer,

integrated slimline dishwasher, integrated washing machine, built in pantry storage cupboard and radiator in the dining area.

Garden Room/Reception Room: 21'1" x 10'4" (6.43m x 3.15m) Vaulted ceiling, velux style windows, double-glazed windows to the rear and side aspect, double-glazed french doors giving access to the rear garden and radiator.

Shower Room: 6'10" x 5'2" (2.08m x 1.57m) Double-glazed Velux style window to the side aspect, double-glazed frosted window

to the side aspect, extractor fan, fitted vanity unit with WC and hand wash basin, walk in shower with Aqualisa shower and tiled walls.

Landing: 6'1" x 2'8" (1.85m x 0.81m) Built in storage cupboard and built in boiler cupboard with wall mounted gas fired boiler.

Bedroom 1: 13'1" x 11'11" (4m x 3.63m) Double-glazed window to the front aspect, radiator and a range of fitted wardrobes.

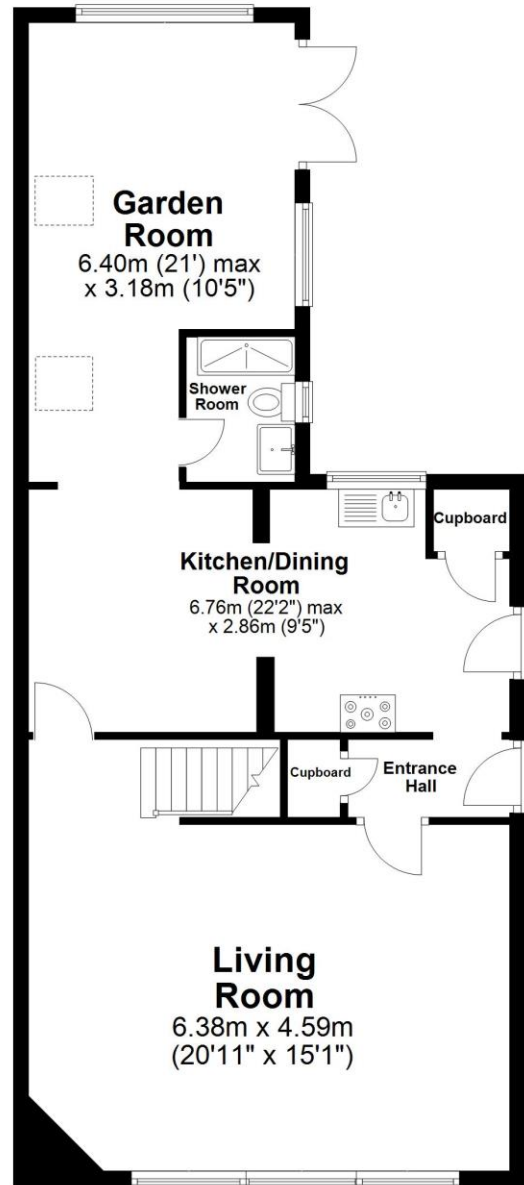
Bedroom 2: 9'10" x 9'2" (3m x 2.8m) Double-glazed window to the rear aspect and radiator.

Bathroom: 6'4" x 5'7" (1.93m x 1.7m) Double-glazed frosted window to the rear aspect, tiled walls, towel radiator, three-piece suite comprising panel enclosed bath with mixer tap, hand wash basin with vanity unit and low-level WC.

Outside - Rear: The garden has a large block paved patio area, stepping stoned pathway leading to the slate chipped area at the rear, there is an artificial turf area, two timber sheds, outside tap, outside lighting and side access.

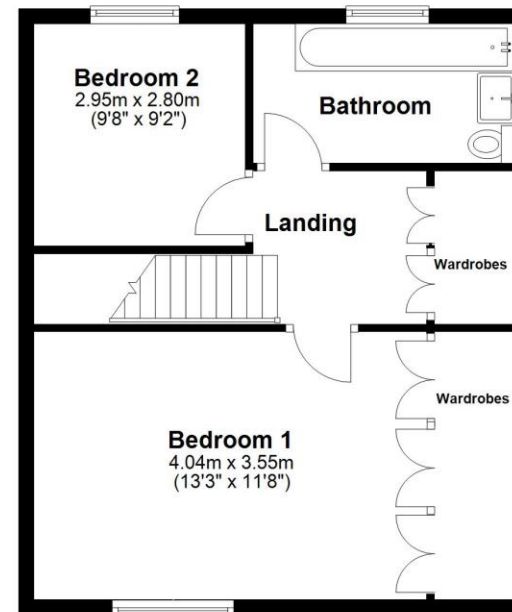
Ground Floor

Approx. 79.5 sq. metres (855.9 sq. feet)



First Floor

Approx. 48.7 sq. metres (524.5 sq. feet)



Total area: approx. 128.2 sq. metres (1380.4 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, 2 Bathroom, 2 Reception,

EPC Rating: To be confirmed

Council Tax Band: D



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com