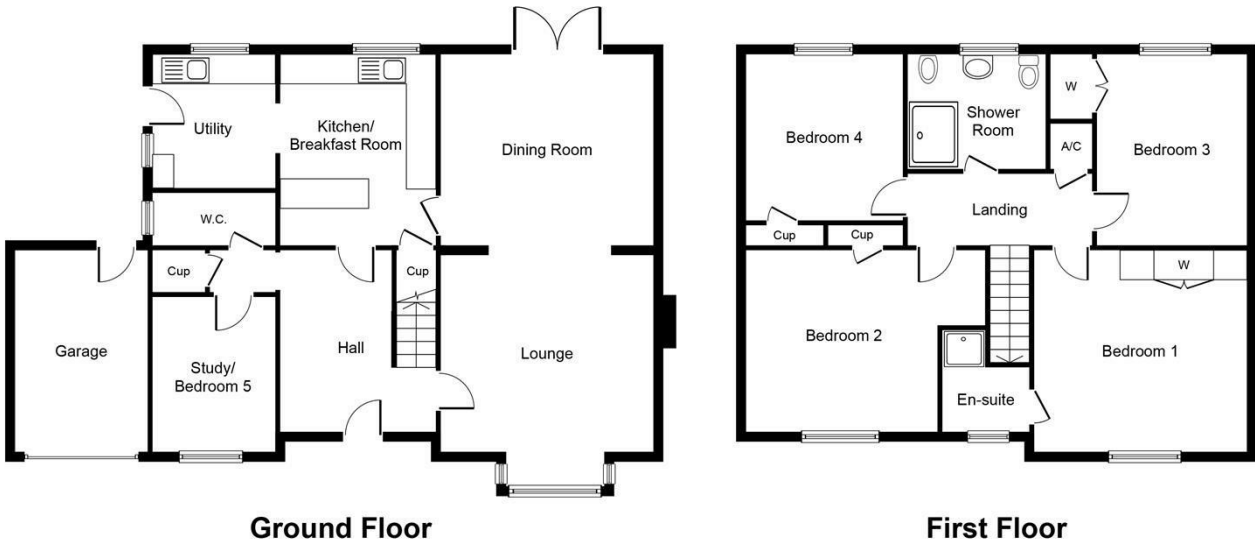
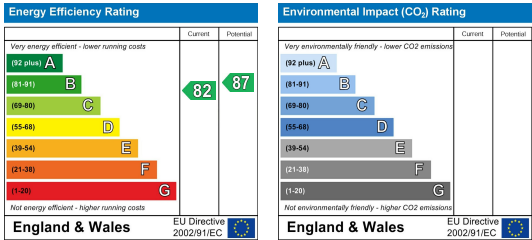




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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8 Jewell View, Grange Farm IP5 2YA

£525,000

A BEAUTIFULLY PRESENTED 4/5 bedroom detached house located a short distance from Ashdale Walk green in a sought after cul-de-sac location on Grange Farm. This IMMACULATE and spacious family home boasts SOLAR panels, a bespoke fitted kitchen, well kept SOUTH FACING rear gardens, gas central heating, double glazing, 4 bedrooms on the 1st floor with an en-suite and family bathroom, on the ground floor a 18ft lounge, separate dining room, fitted kitchen/breakfast room, utility, cloakroom and study/bedroom 5.



8 Jewell View, Grange Farm, Suffolk, IP5 2YA

RECEPTION HALLWAY:

A spacious entrance with doors off, radiator, coved, stairs to 1st floor and storage cupboard.

CLOAKROOM:

Double glazed window to side, radiator, W.C, hand wash basin and tiled floor.

STUDY/BEDROOM FIVE: 15'3" x 7' (4.65m x 2.13m)

Double glazed window to front, radiator, door to garage and door to hall.

LOUNGE: 18' x 11'7" (5.49m x 3.53m)

Double glazed window to front, radiators, coved, feature gas coal effect fireplace with attractive surround, double doors to...

DINING ROOM: 10'9" x 9'8" (3.28m x 2.95m)

Double glazed French doors to rear garden, radiator, coved and door to...

KITCHEN/BREAKFAST ROOM: 11'4" x 10'7" (3.45m x 3.23m)

Double glazed window to rear. A bespoke fitted kitchen (6years old) with a range of wall and base units, worktops, drawers, Neff gas hob and electric double oven, integrated dishwasher, breakfast bar, sink and drainer, plumbing for water softener, under stairs pantry cupboard, vinyl flooring, through to...

UTILITY ROOM: 7'8" x 5'3" (2.34m x 1.60m)

Double glazed window to rear and door to outside. Sink and drainer, space for washing machine and appliances, vinyl flooring. Wall mounted Vaillant boiler.

1st FLOOR LANDING:

Doors off, loft access, airing cupboard with immersion tank.

BEDROOM ONE: 14'9" x 12' (4.50m x 3.66m)

Double glazed window to front, radiator, built in double wardrobes, door to...

EN SUITE:

Double glazed window to front, shower cubicle with power shower and glass screen, hand wash basin with vanity unit under, W.C and towel radiator.

BEDROOM TWO: 11' x 11' (3.35m x 3.35m)

Double glazed window to front, built in wardrobe and radiator.

BEDROOM THREE: 10'7" x 7'9" (3.23m x 2.36m)

Double glazed window to rear, built in double wardrobe and radiator.

BEDROOM FOUR: 10'7" x 7'4" (3.23m x 2.24m)

Double glazed window to rear, built in wardrobe and radiator.

BATHROOM:

Double glazed window to rear, double shower cubicle with power shower and glass screen, tiled electric under floor heating, towel radiator and extractor.

OUTSIDE:

To the front there is off road parking for 3 cars with decorative shrub borders, side access to rear via a gate.

The south facing rear garden is well kept and features a range of flower and shrubs, lawn, patio and fence surround. There is useful storage to the side of the property benefiting from a shed and door to the garage.

The GARAGE is over 18ft x 8ft with power and light connected, recently fitted electric roller door, double glazed door to garden, and door to study.

Solar panels on a feed in tariff are fitted on the south facing roof and produces on average £500 per year. (Bird proofing fitted)

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

Please check current COVID-19 guidelines.

