

Clementine Gardens, Ipswich,
Suffolk, IP4 5GA
Asking Price £500,000

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- No Onward Chain
- Extended Detached House
- Four Bedrooms
- Lounge & Family Room
- 30ft Kitchen/Dining Room with Integrated Appliances
- Bathroom & En-Suite Shower Room
- Two Sets of Bi-Fold Doors Opening onto the Garden
- Beautiful Rear Garden
- Two Outside Entertaining Areas & Built-In BBQ Area
- Detached Garage & Off-Road Parking



Situated towards the popular east side of Ipswich within the Copleston School catchment area and close to Ipswich Hospital, lies this beautifully presented and extended four-bedroom detached house which is tucked away down a quiet cul-de-sac. This wonderful family home benefits from beautiful rear garden with great entertaining areas including built-in barbecue area, a detached garage, and block-paved driveway providing off-road parking, and is being sold with no onward chain. As agents, we recommend the earliest possible internal viewing to fully appreciate the size and quality of the accommodation on offer which comprises to the ground floor an entrance hall, modern cloakroom, spacious lounge, family room with bi-fold doors opening onto the garden, stunning 30ft kitchen/dining room with integrated appliances and two sets of bi-fold doors opening onto the garden, and a separate utility room. On the first floor is a galleried landing, modern family bathroom, and four bedrooms, the master having an en-suite shower room.

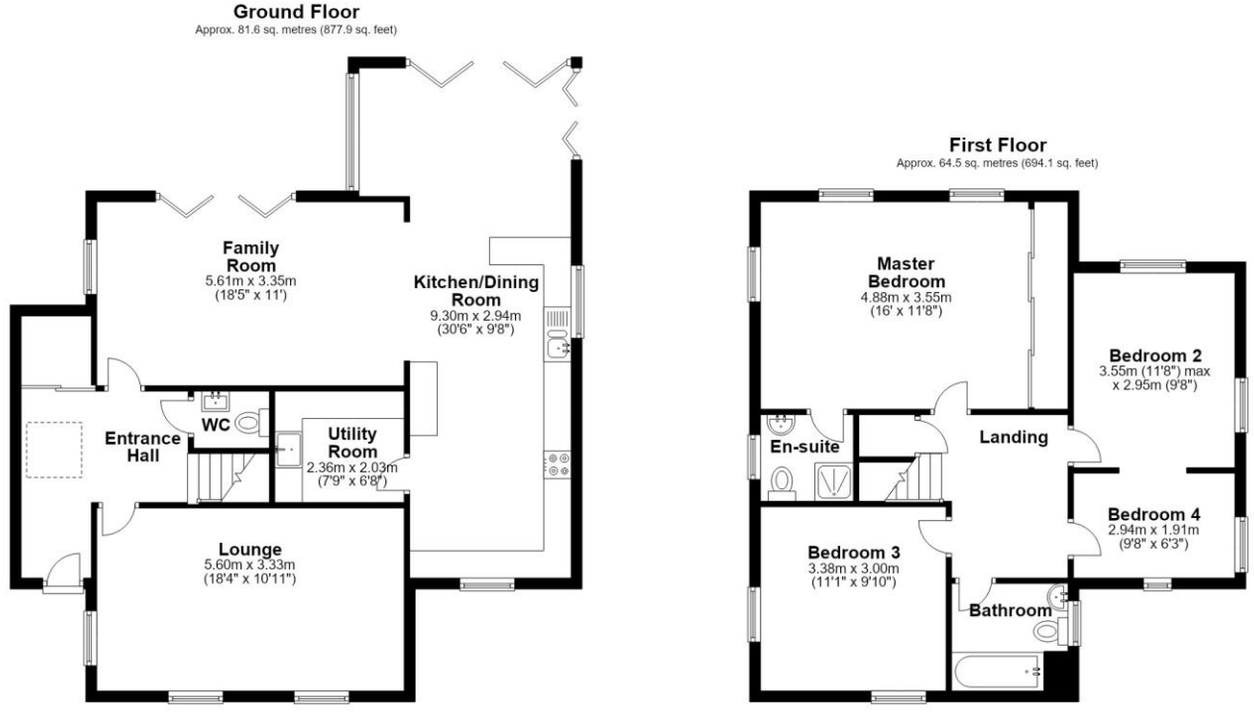
The county town of Ipswich mixes historic character with a more modern waterfront and town centre. You will find medieval streets and older buildings in areas like the town centre, alongside regenerated docks, restaurants, cultural venues, and the university area around the Waterfront. The town is also an important economic hub for Suffolk, with strengths in business, education, culture, and links to nearby Felixstowe port and London by rail with a journey time of approximately 1hr 15mins to London Liverpool Street Station. Ipswich offers a range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks





including the popular Orwell Country Park and Christchurch Park, and recreational facilities.

Outside - Front: The property has an attractive frontage and comes with a block-paved driveway, detached garage with off-road parking in front, and gated side access to the rear garden.
Entrance Hall: Large electric Velux skylight, a vertical radiator, built-in wardrobe, staircase rising to the first floor, and doors leading to the cloakroom, lounge and family room.
Cloakroom: A modern two-piece suite comprising a low-level WC and hand wash basin, along with a radiator, part tiled walls, and tiled flooring.
Lounge: *18'4" x 10'11" (5.6m x 3.33m)* Dual aspect with two windows to the front and a window to the side, and two radiators.
Family Room: *18'5" x 11' (5.61m x 3.35m)* Dual aspect with a set of bi-fold doors opening out to the rear garden and a window to the side, two radiators, and the room opens through to:
Kitchen/Dining Room: *30'6" x 9'8" (9.3m x 2.95m)* The stunning kitchen is fitted with a range of modern eye and base level units with floor skirting lighting, roll edge work surfaces, and a sink and drainer. All the appliances are integrated and includes a wine fridge, fridge freezer, dishwasher, double oven, and gas hob with extractor hood over. The kitchen also features a breakfast bar, vaulted ceiling, a vertical radiator and a standard radiator, windows to the front and both sides, a set of bi-fold doors opening out to the rear garden, and a door through to:
Utility Room: *7'9" x 6'8" (2.36m x 2.03m)* Fitted with eye and base level units, roll edge work surface, a sink, space for a washing machine and tumble dryer, a radiator, and a built-in wine rack.
Galleried Landing: Glass balustrade, a radiator, loft access, and doors to the



Total area: approx. 146.0 sq. metres (1572.0 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.


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Attributes

4 Bedrooms, 2 Bathroom, 2 Reception,
EPC Rating: C
Council Tax Band: E





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