





Spindler Close, Kesgrave, Ipswich, IP5 2DA

william h brown

welcome to

Spindler Close, Kesgrave, Ipswich

This substantially improved and extensively renovated, four bedroom, detached family home offers spacious, contemporary living throughout. The property features a stunning open plan kitchen/diner/snug area, two en suite shower rooms, a family bathroom, a ground floor study and off street parking.

Entrance Hall
A welcoming entrance hall with Herringbone oak effect flooring
and radiator.

Study
Ideal for home working, the study benefits from double glazed window to the front, Herringbone oak effect flooring, radiator and TV point.

Lounge
A spacious and comfortable reception room with double glazed window to the front, carpet flooring, radiator and TV point.

Kitchen/Diner/Snug
Undoubtedly the heart of the home, this impressive, L-shaped, open plan living space has been thoughtfully extended and designed for modern family life and entertaining. The room benefits from under floor heating throughout, Herringbone oak effect flooring, a Victorian style triple radiator, vaulted ceilings, double glazed windows to the side and rear, French doors opening onto the rear garden, an internal door to the garage and spotlights throughout. The kitchen is fitted with contemporary navy and pink eye and base level units with marble effect worktop surfaces, a large, central waterfall island, providing seating and storage, two integrated hideaway ovens, an induction hob, an integrated microwave, fridge/freezer and dishwasher, a walk-in larder cupboard and a dedicated coffee station with additional storage. The snug area includes bespoke fitted cabinets, a Victorian style double radiator, a media wall, a built-in bar area and a further double glazed window to the rear, making this a flexible family and entertaining space.

Cloakroom
Stylishly fitted with low level WC, a wall-mounted vanity unit, a rectangular wash hand basin
and gold-effect mixer tap, a
Victorian-style radiator, a feature wall papered wall, spotlights and extractor fan.

First Floor Landing
Carpet flooring, an airing cupboard and loft hatch.

Master Bedroom
A generous double bedroom with double glazed window to the front, carpet flooring, radiator and fitted sliding wardrobes.

En Suite Shower Room
Low level WC, wash hand basin, a walk-in shower with waterfall showerhead and hand held attachment, chrome heated towel rail, partly tiled walls, tiled flooring, spotlights, extractor fan, mirror, shaver point and double glazed window to the front.

Bedroom Two
A spacious double bedroom with double glazed window to the rear, carpet flooring, radiator, built-in chest of drawers and access to the en suite.

En Suite Shower Room
Low level WC, pedestal wash hand basin, a shower with glass enclosure, fully tiled walls and flooring, radiator, spotlights, extractor fan, shaver point and double glazed window to the side.

Bedroom Three
Double glazed window to the rear, carpet flooring and radiator.

Bedroom Four
Double glazed window to the front, carpet flooring and radiator.

Family Bathroom
Low level WC, pedestal wash hand basin, a panelled bath with overhead shower and glass screen, fully tiled walls, grey tile effect flooring, radiator, shaver point, spotlights, extractor fan and double glazed window to the rear.

Outside:
Front Garden & Driveway
Driveway providing off street parking and a pathway leading to the front door. The solar panels on the roof will remain.

Rear Garden
A fully enclosed rear garden with a large, paved, patio seating area, a lawned area, a raised decking area to the rear, established borders, an outside tap and external lighting.

Double Length Garage
A superb additional space with an electric up and over door, power and lighting, storage within the rafters, a side door into the kitchen, fitted base units with marble effect worktop surfaces, a stainless steel sink plus drainer with chrome mixer tap, space and plumbing for a washing machine. The current owners utilise this area as a dedicated utility room and storage space.



Ground Floor **First Floor**

Total floor area 158.8 m² (1,710 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Spindler Close,

Kesgrave Ipswich

- Four good-sized bedrooms
- Stunning open plan kitchen/diner/snug
- Vaulted ceilings
- Two en suite shower rooms
- Family bathroom & ground floor cloakroom

Tenure: Freehold EPC Rating: C
Council Tax Band: E



offers in excess of

£450,000

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The Property Ombudsman

Property Ref:
IPW104237 - 0004

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