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Alberta Close

Old Kesgrave, Ipswich, IP5 1HS

Price £300,000

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Front Garden
There is a hardstanding concrete driveway providing off-road parking leading to the garage with an area of lawn and a raised path to the front door and gated side access to the rear garden.

Entrance Hallway
Accessed via a double glazed composite door with double glazed window to side, radiator, textured and coved ceiling giving loft access to a part boarded loft with lighting, three storage cupboards, one of them housing the wall mounted Viessmann boiler.

Lounge
15'11" x 11'0" (4.85m x 3.35m)
UPVC double glazed window to front, UPVC double glazed window to side, two radiators, textured and coved ceiling, carpeted flooring and door giving access to a kitchen / breakfast room.

Kitchen / Breakfast Room
12'2" x 9'10" (3.71m x 3.00m)
UPVC and double glazed window to rear and side, UPVC double glazed door giving access to the rear garden, built-in Miele hob with Hotpoint extractor over with spotlighting, built-in Hotpoint oven, built-in Hotpoint microwave, built-in Miele fridge and freezer, space and plumbing for a washing machine, single drainer sink with a mixer tap inset into a wooden worksurface with cupboards and drawers under, radiator, smooth coved ceiling with inset spotlighting and a built-in larder cupboard.

Bedroom One
13'10" x 9'10" (4.22m x 3.00m)
UPVC double glazed window to front, radiator, telephone point, textured and coved ceiling and carpeted flooring

Bedroom Two
13'1" x 9'10" (3.99m x 3.00m)
UPVC double glazed window to rear, radiator, carpeted flooring, coved and textured ceiling with inset spotlighting.

Bathroom
6'10" x 5'5" (2.08m x 1.65m)
UPVC double glazed obscure window to rear, low-level W.C., pedestal wash hand basin with a mixer tap, shaped and panel bath with a mixer tap and shower attachment, textured ceiling with inset spotlighting and tiled walls.

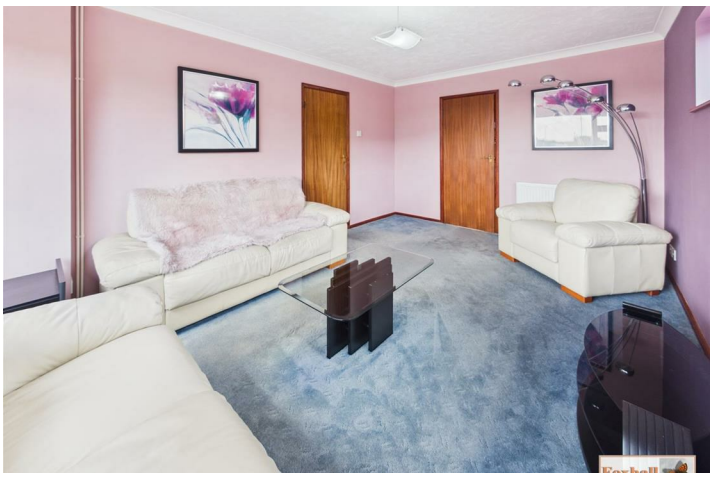
Rear Garden
Laid to lawn with an outside tap, enclosed by panel fencing and gated side access to the garage and front of the property.

Garage
15'5" x 8'4" (4.70m x 2.54m)
Manual up and over door with power and lighting.

Agents' Notes
Tenure - Freehold
Council Tax Band - C



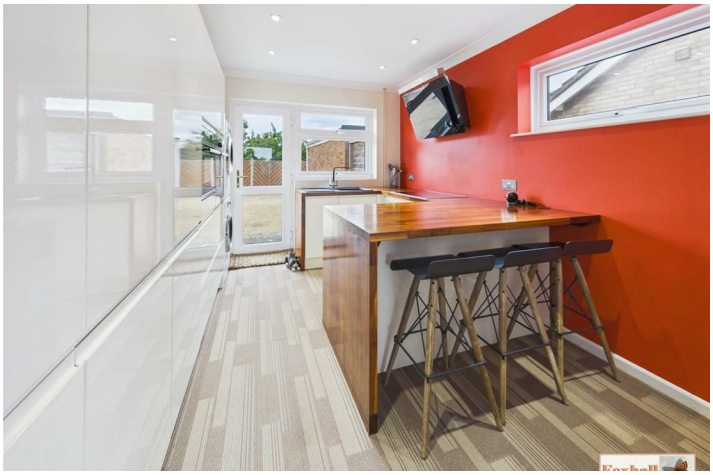





























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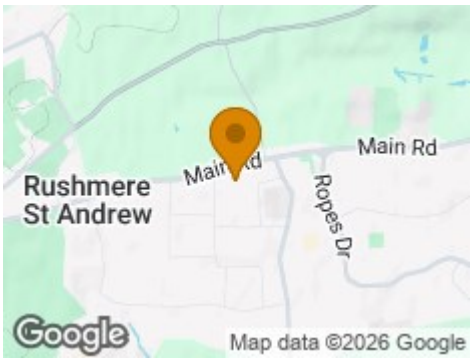
Road Map



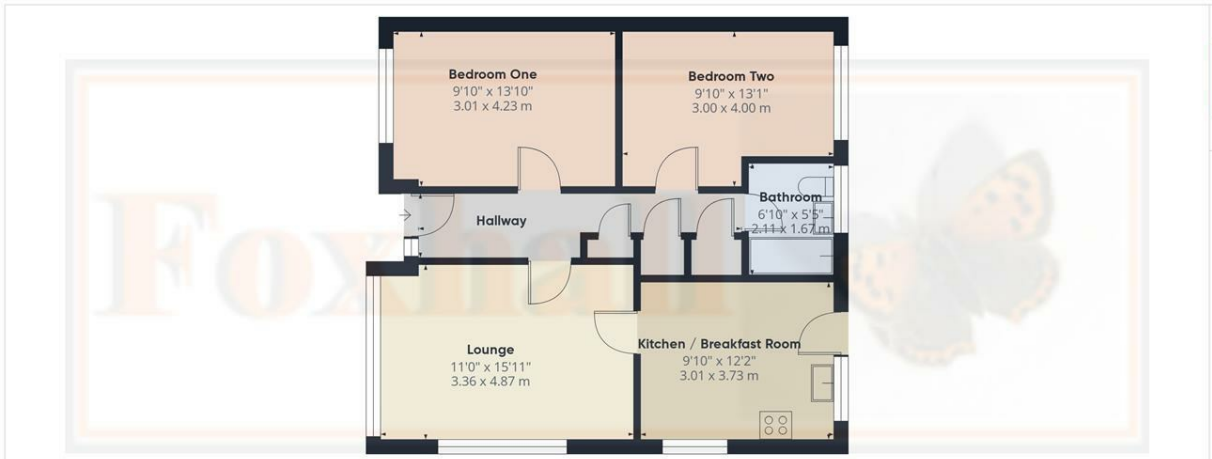
Hybrid Map



Terrain Map



Floor Plan





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Approximate total area(1)
813 ft²
75.5 m²

(1) Excluding balconies and terraces

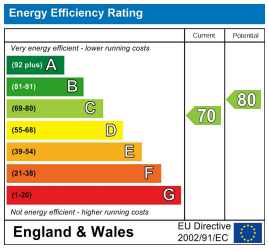
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

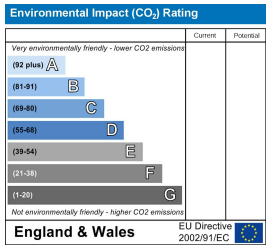
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Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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