



GRACE
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Oak Eggar Chase, Ipswich, £390,000



GRACE ESTATE AGENTS are delighted to present this detached four bedroom house situated in a desirable location, this attractive four-bedroom detached family home offers spacious and versatile accommodation, making it an ideal choice for growing families.

The property benefits from off-road parking for two vehicles, a single integral garage and a welcoming entrance hallway leading to a convenient downstairs cloakroom. The well-proportioned accommodation includes a spacious dining room, perfect for entertaining, alongside a separate utility room providing additional practicality.

The property further benefits from a conservatory with an all-weather roof, creating a wonderful additional living space that can be enjoyed throughout the seasons.

To the first floor are four bedrooms, including a generous principal bedroom complete with its own en-suite shower room, alongside a modern family bathroom serving the remaining bedrooms.

Externally, the property boasts a beautifully landscaped, south-east facing rear garden, offering an attractive outdoor space to relax, entertain and enjoy the sunshine.

Conveniently positioned for access to the A12 and A14, the property is ideally located for commuters while providing all the space and features required for comfortable family living.

Early viewing is highly recommended to fully appreciate the space, versatility and desirable features this wonderful family home has to offer.

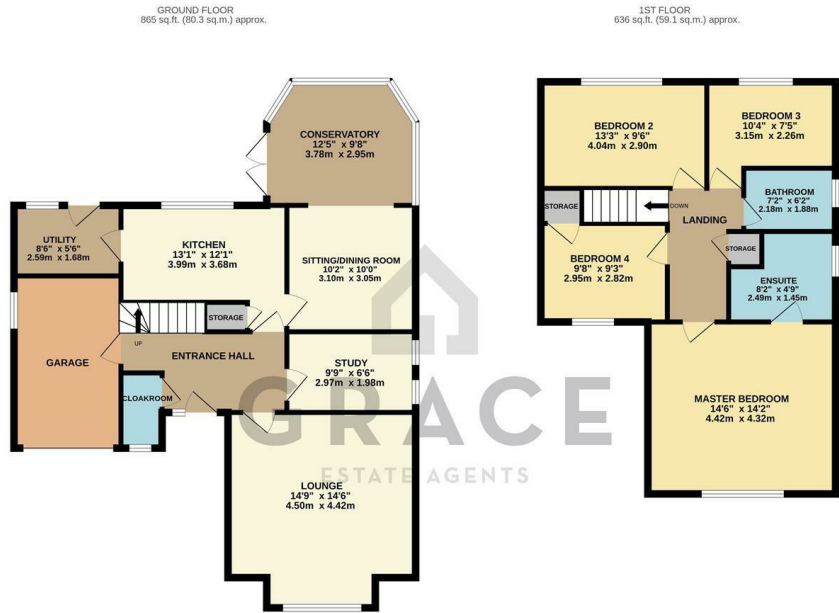
- Detached Four Bedroom House
- Off Road Parking
- Downstairs Cloakroom
- Single Integral Garage
- Ensuite To Master Master Bedroom
- Separate Utility Room
- Spacious Dining Room & Conservatory With All-Weather Roof
- First Floor Family Bathroom
- Great access to A12/A14
- Beautiful, Landscaped South-East Facing Rear Garden

Offers in excess of £390,000

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.





TOTAL FLOOR AREA: 1500 sq.ft. (139.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (2024).



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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