



Salmet Close, Ipswich, IP2 9BA

Guide Price £675,000 Freehold



ipswich & suffolk estate agents
Part of the Your Ipswich Group

Salmet Close, Ipswich, IP2 9BA

SUMMARY

An exceptional, five double bedroom executive family residence of substantial proportions, built in 2003 by David Wilson Homes and located within a prime residential area to the South-West of Ipswich. Ideally situated on a private roadway off Salmet Close, which exclusively accesses six impressive detached homes, the ample accommodation is of a luxury standard and briefly comprises; splendid entrance reception, fitted kitchen with utility room and family room off, formal sitting room, formal dining room, study and cloakroom on the ground floor with galleried landing, five double bedrooms, two en-suite shower rooms, and a four piece family bathroom on the first floor. To the outside the lush and leafy private no through vehicle roadway is concealed from the main road and sweeps into a private driveway which offers parking and access to a double garage by remotely operated up and over doors. Dual pedestrian gated accesses reveal a beautiful, well stocked and established garden with an abundance of well considered, trees and shrubs, morning and afternoon entertainment patios, pond with rocky water feature, pagoda with natural vine canopy, and personal accesses to the double garage and excellent detached workshop, both with mains power and lighting. Convenient to the town centre, waterfront, Ipswich to London mainline train station, and St Joseph's College, early viewing to fully appreciate the size and quality of this splendid family home maintained to a premium, is highly recommended.

SHELTERED MAIN ENTRANCE

Double glazed main entrance door with matching half side casements to entrance reception.

ENTRANCE RECEPTION

Two radiators, under stairs built-in storage cupboard, stairs with spindle railed banister rising to first floor galleried landing, doors to.

KITCHEN & FAMILY ROOM

22' 2" max. x 17' 5" max. narrowing to 10' 2" approx. (6.76m x 5.31m)
Kitchen - Double glazed window to rear, an extensive range of base and eye level cupboard and drawer fitted units, integrated wine rack, under unit courtesy lighting over marble effect work surfaces, pelmet with lighting over inset one and a quarter bowl sink drainer unit with mixer tap, tiled splash backs, built-in double oven and grill, inset gas hob with extractor over, integrated under counter fridge and freezer, integrated dish-washer, tiled floor, door to utility room, opening through to Family Area.

Family Room - Double glazed windows to side and rear, double glazed French doors to opposing side opening out to garden, radiator.

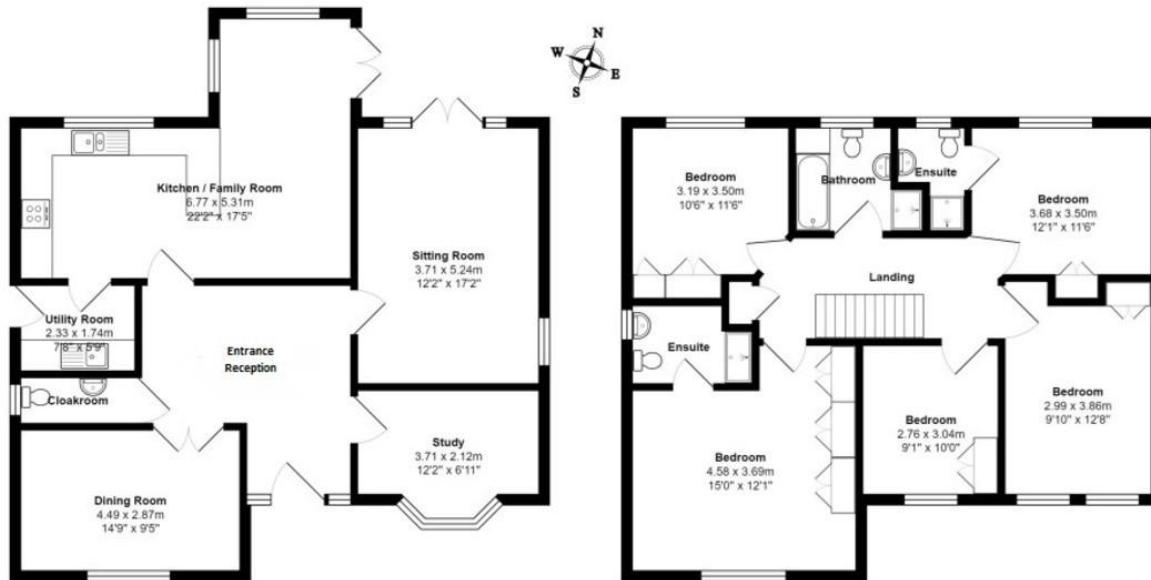
UTILITY ROOM

7' 8" x 5' 9" approx. (2.34m x 1.75m) Double glazed door to side to outside, base and eye level fitted units, marble effect work surface, tiled splash backs, under counter spaces for washing machine and tumble dryer, matching cupboard concealing modern wall mounted gas fired boiler, tiled floor.

FORMAL SITTING ROOM

17' 2" x 12' 2" approx. (5.23m x 3.71m) Double glazed window to side, two radiators, double glazed French doors with full height side casements opening out to garden, coal effect gas fire with polished stone surround, television point.





Total Area: 181.0 m² ... 1949 ft²
 All measurements are approximate and for display purposes only

FORMAL DINING ROOM

14' 9" x 9' 5" approx. (4.5m x 2.87m) Double glazed window to front, radiator.

STUDY

12' 2" x 6' 11" approx. (3.71m x 2.11m) Double glazed bay window to front, radiator, broadband and telephone points.

CLOAKROOM

Obscured double glazed window to side, radiator, low level WC, pedestal hand-wash basin, tiled splash backs, wood effect flooring.

STAIRS RISING TO FIRST FLOOR

GALLERIED LANDING

Loft access to part boarded loft space, built-in airing cupboard housing hot water tank, doors to.

MAIN BEDROOM

15' x 12' 1" approx. (4.57m x 3.68m) Dual double glazed windows to front, radiator, built-in triple wardrobes, door to en-suite.

EN-SUITE

Obscured double glazed window to side, radiator, low level WC, pedestal hand-wash basin with mixer tap, double shower cubicle with thermostatic shower, part tiled walls, wood effect, extractor fan, shaver socket, wood effect flooring.

BEDROOM TWO

12' 1" x 11' 6" approx. (3.68m x 3.51m) Double glazed window to rear, radiator, built-in wardrobe, door to en-suite.

EN-SUITE

Obscured double glazed window to rear, radiator, low level WC, pedestal hand-wash basin with mixer tap, shower cubicle with thermostatic shower.

BEDROOM THREE

12' 8" x 9' 10" approx. (3.86m x 3m) Twin double glazed windows to front, radiator, built-in wardrobe.

BEDROOM FOUR (CURRENTLY HOBBY ROOM)

11' 6" x 10' 6" approx. (3.51m x 3.2m) Double glazed window to rear, radiator, built-in wardrobe, fitted furniture.

BEDROOM FIVE

10' x 9' 1" approx. (3.05m x 2.77m) Double glazed window to front, radiator, built-in wardrobe.

FOUR PIECE FAMILY BATHROOM

Obscured double glazed window to rear, panelled bath with mixer tap and shower attachment, shower cubicle with thermostatic shower, pedestal hand-wash basin with mixer tap, low level WC, part tiled walls, shaver socket, extractor fan, wood effect flooring.

OUTSIDE

There is a well stocked attractive frontage, the roadway sweeps into a brick paved driveway which provides access to the double garage. Dual pedestrian gated accesses reveal a beautiful, well stocked and established garden with an abundance of well considered, trees and shrubs (some specimens of value), morning and afternoon entertainment patios, pond with rockery water feature, pagoda with natural vine canopy, statue water feature (to remain), and personal stable door style accesses to the double garage and excellent timber constructed workshop, both with mains power and lighting. There is also a concealed and gated bin storage area.

DOUBLE GARAGE

17' 9" x 17' 1" approx. (5.41m x 5.21m) Twin up and over remotely operated vehicle entry doors (one of which requires operational attention), various shelving, mains power and lighting.

DETACHED WORKSHOP

10' 9" x 7' 7" approx. (3.27m x 2.31m) Barn style bespoke workshop of timber frame construction and weatherboard cladding with a peg tiled pitched roof, insulated and internally boarded, mains power and lighting.

AGENTS NOTE - PRIVATE ROADWAY

As indicated, the property title includes the part of the private roadway and grounds to the front of the residence, the remaining private roadway

is shared with the other residents for the purpose of access. Other parts of the private roadway are individually owned by the other residents and shared with other residents similarly.

IPSWICH BOROUGH COUNCIL

Tax band F - Approximately £3,255.85 PA (2024-2025).

NEARBY SCHOOLS

The Oaks Primary, Chantry Academy High, and St Joseph's Independent College.

DIRECTIONS

Leaving Ipswich town centre and heading in a South Westerly direction along Belstead Road, at the Stone Lodge Lane roundabout take your first exit and continue along Belstead Road, turn right into Salmet Close, then turn immediately right into the private roadway off Salmet Close. The property is the second residence on the left-hand side.

CONSUMER PROTECTION REGULATIONS 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given

in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Energy performance certificate (EPC)			
10 Salmet Close IPSWICH IP2 9BA	Energy rating	Valid until:	25 June 2034
	C	Certificate number:	0268-0200-7604-6558-4814
Property type	Detached house		
Total floor area	182 square metres		



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: sales@your-ipswich.co.uk



Ipswich & Suffolk Estate Agents (trading as Your Ipswich Ltd). Registered in England, Company No: 07815579 | VAT No: 150 7321 41.

Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.