



Mitford Close, Ipswich, IP1 6SE

Guide Price £300,000 Freehold



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# Mitford Close, Ipswich, IP1 6SE

## SUMMARY

CHAIN FREE - A well presented two double bedroom detached bungalow, favourably positioned on a corner plot to the desirable North West of Ipswich. The accommodation comprises; enclosed porch, entrance hall, fitted kitchen with space for a table, lounge-diner, conservatory with fitted blinds, two bedrooms, and a shower room with double shower cubicle. To the outside, the property is nicely set back from the road by a well kept communal green and private front garden which wraps around to the side and rear, where there is an attractive, Southerly facing mature lawn and patio enclosed by wall and fencing. The detached garage is accessed by a driveway and adjoins the rear garden with personal door direct access into it. Further features include predominant double glazing, and gas fired warm air heating. Early viewing is highly recommended.

## DOUBLE GLAZED DOOR TO

### ENCLOSED LOBBY

Double glazed windows to front and side, tiled floor and light, double glazed doors to entrance hall, kitchen, and garden.

### ENTRANCE HALL

Warm air vent, built-in cupboard housing floor standing gas warm-air boiler, built-in storage cupboard, built-in cupboard housing gas and electric meters, telephone point, loft access, doors to.

### KITCHEN

12' x 8' 8" approx. (3.66m x 2.64m) Double glazed windows to front and side, warm air vent, a classic style range of base and eye level fitted cupboard and drawer units with open shelved corner display units, stone effect work surfaces, inset stainless steel sink drainer unit with mixer tap, tiled splash backs, built-in electric oven and grill, inset gas hob with extractor over, spaces for fridge-freezer, washing-machine and dish-washer,

### LOUNGE-DINER

15' 8" x 14' 5" approx. (4.78m x 4.39m) Full width double glazed sliding patio style doors with central casement to conservatory, warm air vent, coal effect electric fire with marble effect surround and wooden mantle, television and telephone points.





Total Area: 80.4 m<sup>2</sup> ... 865 ft<sup>2</sup>

### CONSERVATORY

6' 3" x 12' 6" approx. (1.91m x 3.81m) Set on a brick base and double glazed to three aspects with fitted blinds, two top opening windows, and double glazed French doors opening to the garden, UPVC lean to style roof, mains power.

### BEDROOM ONE

12' 4" x 10' 5" approx. (3.76m x 3.18m) Double glazed window to side, warm air vent, fitted triple wardrobe, built-in double wardrobe, built-in airing cupboard housing hot water tank.

### BEDROOM TWO

9' 2" x 12' 8" approx. (2.79m x 3.86m) Double glazed window to side, warm air vent, built-in triple wardrobe, television point.

### SHOWER ROOM

Obscure double glazed window to front, warm air vent, chrome heated towel rail, double shower cubicle with electric shower, mounted hand-wash basin with mixer tap and cupboard under, close coupled WC, fully tiled walls and floor, extractor fan.

### OUTSIDE

To the outside, the property is nicely set back from the road by a well kept communal green and private front garden which wraps around to the side and rear, where there is an

attractive, Southerly facing mature lush lawn and patio enclosed by wall and fencing. The detached garage is accessed by a driveway which provides parking and adjoins the rear garden with personal door direct access into it. There is an additional parking space beside the driveway, and gated access to the rear garden..

### GARAGE

8' 3" x 17' 6" approx. (2.51m x 5.33m) Up and over entry door, obscure window to rear, mains power and lighting, double glazed personal door accessing the rear garden.

### IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2,096.48 PA (2025-2026).

### NEAREST SCHOOLS (.GOV ONLINE)

Castle Hill primary and Ormiston Endeavour secondary.

### DIRECTIONS

Leaving Ipswich town centre and heading west on Crown St/A1156 towards Fonnereau Rd, turn right onto Fonnereau Rd, turn right onto Henley Rd, turn left onto Defoe Rd, turn right onto Mitford Cl, the destination will be on the right.

### BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### 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.

Mitford Close IPSWICH IP1 6SE	Energy rating <b>D</b>	Valid until: 15 April 2035
		Certificate number: 2160-0304-2050-2108-6995
Property type	Detached bungalow	
Total floor area	69 square metres	



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

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