



GRACE
ESTATE AGENTS



GRACE

ESTATE AGENTS

Malkin Close, Ipswich,
£250,000



3



2



1



GRACE ESTATE AGENTS are delighted to present this charming semi-detached house located in the desirable area of Malkin Close, Ipswich. This modern property, built in 2013, offers a comfortable living space making it an ideal home for families or professionals seeking a peaceful yet convenient lifestyle.

Upon entering, you will find a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The house boasts three well-proportioned bedrooms, ensuring ample room for everyone. The two bathrooms add to the convenience of this home, making morning routines and family life much easier.

The property is situated in a friendly neighbourhood, close to local amenities, schools, and parks, making it an excellent choice for those who value community living. With its contemporary design and practical layout, this home is ready for you to move in and make it your own.

Whether you are looking to settle down or invest in a property with great potential, this semi-detached house in Malkin Close is certainly worth considering. Don't miss the opportunity to view this delightful home.

Location

The property is situated on a small modern cul-de-sac development just off the old Norwich road with a nearby shopping parade. Anglia retail park is within a short distance, with retailers including Dunelm, The Range, B&M, KFC, Costa Coffee, Burger King and a Tim Hortons restaurant as well as a large Asda superstore, off Junction 53 of the A14. Ipswich town centre and railway station with regular inter-city service to London's Liverpool Street Station (approx. 70 minutes) is only 10 minutes drive away.

Hallway

radiator, access to the cloak room, stairs to the first floor and living room.

Cloak Room

5'1" x 2'11" (1.57m x 0.89m)

Low level WC, hand wash basin and heated towel rail.





Living Room

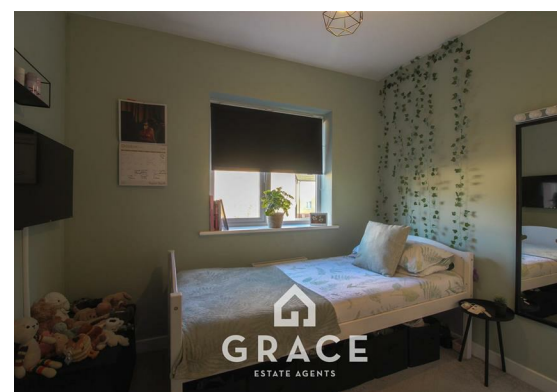
14'8" x 11'6" (4.49 x 3.53)

Wood style flooring, radiator, double glazed window to front aspect.

Kitchen/Diner

14'10" x 9'8" (4.53 x 2.95)

Herringbone flooring, radiator, matching eye level and base unit cupboards, space for fridge freezer integrated single oven, single bowl sink with side drainer, space for dishwasher and washing machine. Double glazed window to rear aspect and double glazed double doors to rear aspect.



Landing

Access to the bathroom, master bedroom, second bedroom and third bedroom.

Master Bedroom

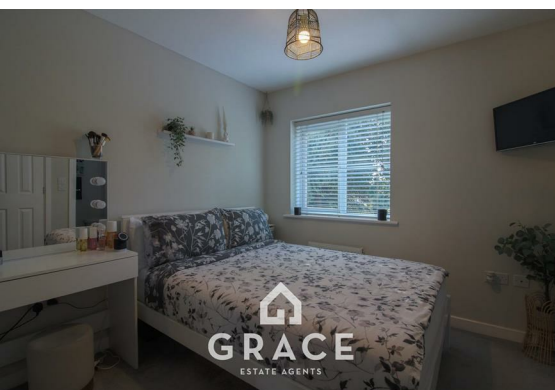
9'1" x 8'9" (2.78 x 2.67)

Double glazed window to front aspect, radiator, built in double wardrobe and access to the ensuite.

Ensuite

7'8" x 6'7" (2.36 x 2.02)

Radiator, low level WC, double glazed window to front aspect, hand wash basin, walk in shower with folding shower screen, tiled splash back and shower on a riser rail with mixer tap.



Bedroom Two

8'7" x 8'4" (2.64 x 2.55)

Radiator and double glazed window to rear aspect.

Bedroom Three

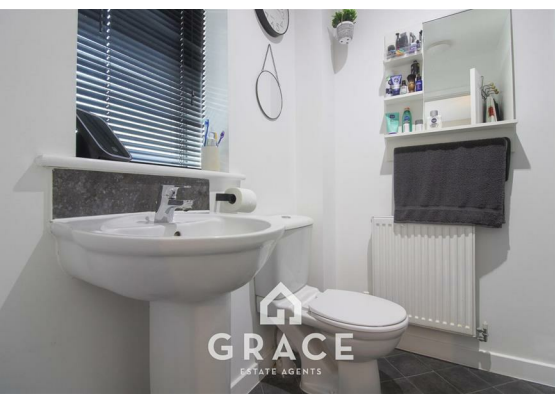
8'4" x 5'11" (2.55 x 1.81)

Radiator and double glazed window to rear aspect.

Family Bathroom

6'9" x 5'6" (2.08 x 1.70)

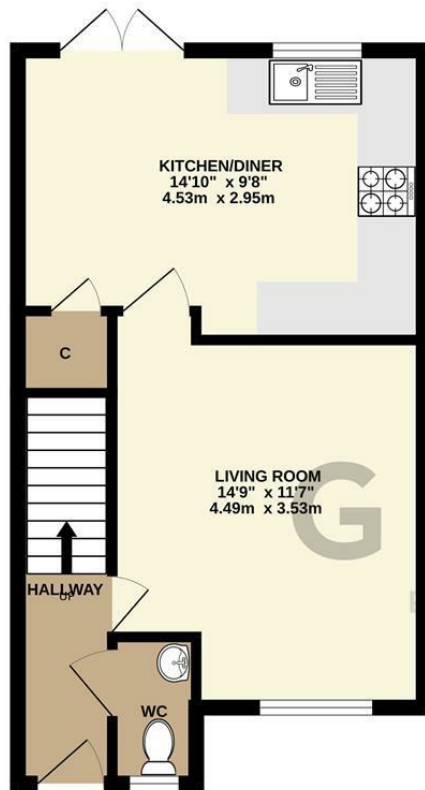
Heated towel rail, wood style flooring, hand wash basin, double glazed window to side aspect, panelled bath with shower on a riser rail and mixer tap. Tiled splash back.



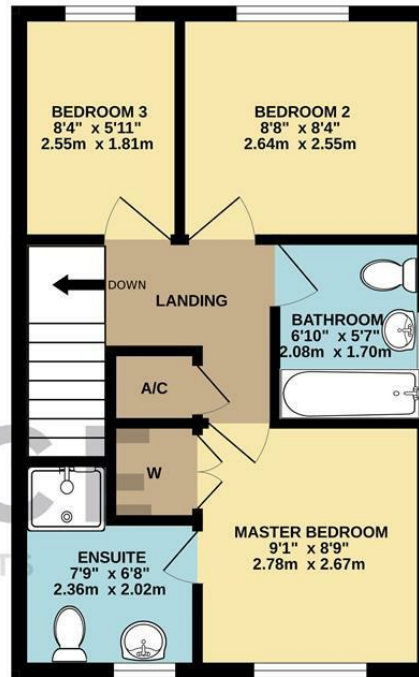
Outside

Wooden decking area, side access to the front of the property, artificial grass area and fenced boundaries.

GROUND FLOOR



1ST FLOOR

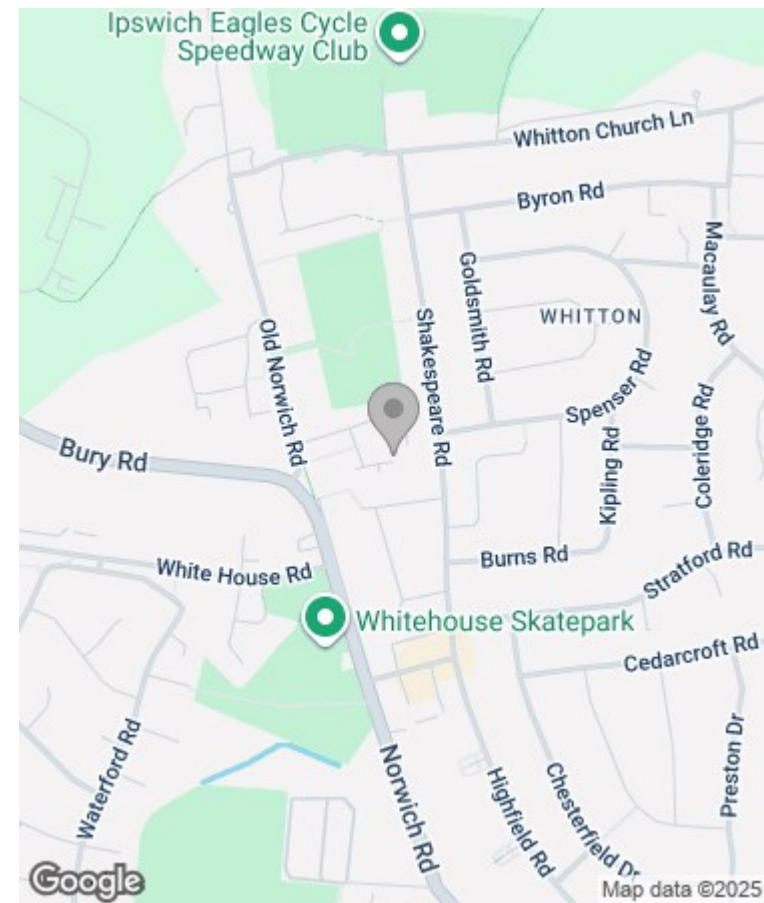


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2025

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	