



Connells

Malkin Close
Ipswich



Property Description

On Entry to the property, you will step into a spacious hallway leading to the lounge/diner, with a downstairs toilet to the left and a brand new modernized and refitted kitchen to the right. A light grey wood effect vinyl flooring flows seamlessly throughout the ground floor, giving a homely yet spacious feel.

Traveling up the stairs, you will find yourself on the landing with doors leading to both bedrooms and the family bathroom suite. The property benefits from two great sized bedrooms with plentiful built in storage in both. Large slat, made to measure venetian blinds adorn the windows to allow the plentiful light flow to be adjusted as desired. New light grey soft carpet throughout adds to the fresh yet homely feel under foot. Low energy feature lighting throughout the property creates an elegant feel as you move around.

The property is situated on a small, modern, quiet cul-de-sac development just off the old Norwich road with a nearby shopping parade. Anglia retail park is within a short walking 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 services to London's Liverpool Street Station (approx. 70 minutes) is only a 10-minute drive away. The property is well located close to multiple local schools, parks and amenities.

Entrance Hall

Accessed via a double-glazed entrance door, the entrance hallway contains a radiator, light grey wood effect vinyl flooring and modern feature lighting. The stairs break away on your left rising to the first floor. The entrance hallway provides access to the downstairs toilet, lounge/diner and kitchen.

Kitchen

9' 10" x 6' 1" (3.00m x 1.85m)

Upvc double glazed windows to the front with large slat made to measure venetian blind. Fridge freezer, brand new integrated single oven and hob, single bowl sink with side drainer, and space and plumbing for a washing machine. Matching modern matte grey eye level and base unit cupboards, compliment a white marble effect worktop. The kitchen contains a cupboard housing a wall mounted boiler. Fridge freezer, brand new oven and hob all to remain in place after sale. A central light fixture with four spotlights casts light into every corner of the room.

Lounge

14' 7" x 13' Max (4.45m x 3.96m Max)

A continuation of the vinyl flooring running right the way through the property. A spacious area capable of housing a dining area along with a standard lounge area. UPVC Double glazed double doors flood the room with natural light and give access to the rear garden. The lounge has two radiators and a generously sized storage cupboard under the stairs, with a modern feature light in the centre of the ceiling.

Cloakroom

Situated on your left-hand side when you enter the property, you will find a downstairs toilet with a modern, metro-tiled splash back, and a chrome heated towel rack.

First Floor Landing

Smooth ceiling with feature lighting and doors giving you access to both the front and back bedrooms, and the family bathroom suite.

Bedroom One

13' 4" Max x 9' (4.06m Max x 2.74m)
Generous proportions fitted double wardrobe, radiator, made to measure large slat venetian blind and low energy feature lighting.

Bedroom Two

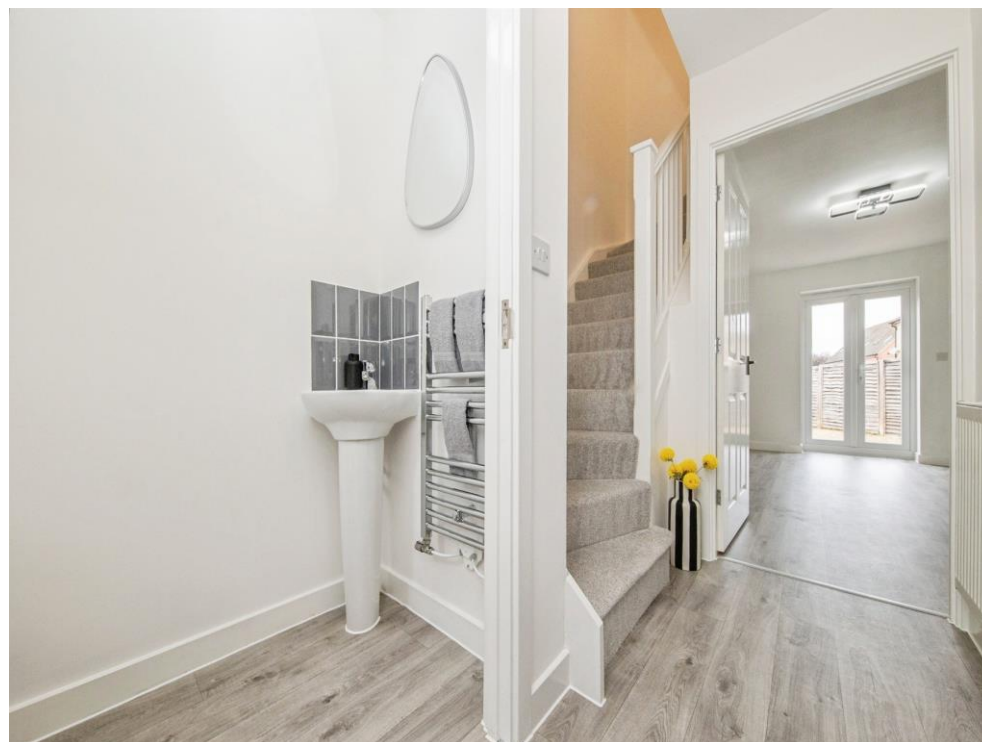
13' x 8' 4" max (3.96m x 2.54m max)
Generous proportions, single fitted cupboard, radiator, made to measure large slat venetian blind and low energy feature lighting. Benefits from great natural lighting that helps bring light into the property.

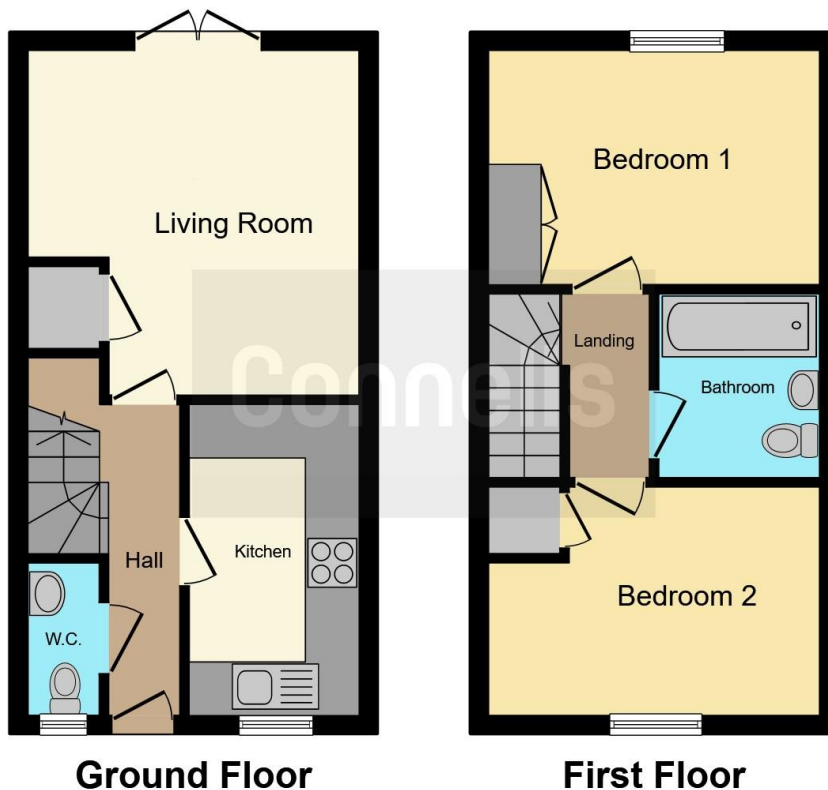
Bathroom

The bathroom suite boasts matte travertine effect oversized wall tiles and a full refit with high end fixture and fittings. Featuring new modern black hardware, matt black heated towel rail, fully tiled flooring, modern integrated vanity unit/wash basin, modern panelled bath (with a shower attachment), recess spotlights that light up the room, and an edgeless mirror that ties the space together perfectly.

Outside

To the front of the property there are white decorative stones and a pathway to the entrance door, accompanying the white decorative stones situated in front of the private parking bay. There is gated side access to the rear garden, which is generously sized and very low maintenance.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: B

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Tenure: Freehold



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