



**Connells**

Malkin Close  
Ipswich





## Property Description

On entry, you are welcomed into a bright and spacious hallway with light grey wood-effect vinyl flooring that flows seamlessly throughout the ground floor, enhancing both space and warmth. To the left is the downstairs cloakroom, and to the right a newly refitted contemporary kitchen. The hallway leads into a generous open-plan lounge/diner with double doors opening onto the rear garden.

Upstairs, the property continues to impress with two well-proportioned bedrooms, each benefiting from plentiful built-in storage and new soft grey carpets. Large slat, made to measure Venetian blinds adorn the windows to allow plentiful light flow to be adjusted as desired. A fully modernised bathroom suite with matte black hardware completes this beautifully presented home. Low-energy feature lighting throughout enhances the elegant and modern feel.

Ideally situated in a small, modern cul-de-sac just off Old Norwich Road, the property is moments from a local shopping parade and within walking distance of Anglia Retail Park, offering a selection of major retailers including Dunelm, The Range, B&M, Costa, KFC, Burger King, Tim Hortons and a large Asda superstore. The A14 (Junction 53) is close by, providing excellent transport links.

Ipswich town centre and the railway station with regular direct services to London Liverpool Street (approx. 70 minutes) are around a 10-minute drive away.

The area is also well-served by local schools, parks, and everyday amenities.

## Entrance Hall

Accessed via a double-glazed entrance door, the hallway features modern lighting, a radiator, and high-quality vinyl flooring. Provides access to the cloakroom, kitchen, and lounge/diner, with the staircase rising to the first floor.

## Kitchen

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

A stylish, newly fitted modern kitchen with UPVC double-glazed front window and made-to-measure large-slat venetian blind. Comprising matte grey eye-level and base unit cupboards with white marble-effect work tops, integrated oven and hob, single-bowl sink with side drainer, fridge freezer, and plumbing/space for a washing machine. The wall-mounted boiler is neatly housed within a cupboard. A four-spotlight central fixture provides excellent illumination. All appliances (oven, hob, fridge freezer) remain after sale.

## Lounge/Diner

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 alongside the 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 adding to the modern feel.

## Cloakroom

Situated on your left after entry to the property, a neatly designed downstairs W/C with modern metro-tiled splash backs and chrome heated towel rail.

## First Floor Landing

Smooth ceilings with feature lighting and doors leading to both bedrooms and the family bathroom.

## Bedroom One

13' 4" Max x 9' ( 4.06m Max x 2.74m )  
A generous double bedroom with a fitted double wardrobe, radiator, soft grey carpet, large-slat made-to-measure venetian blind, and modern low-energy feature lighting.

## Bedroom Two

13' x 8' 4" max ( 3.96m x 2.54m max )  
Another spacious bedroom with fitted storage cupboard, radiator, new soft grey carpet, made-to-measure venetian blind, and feature lighting. Large window provides excellent natural light.

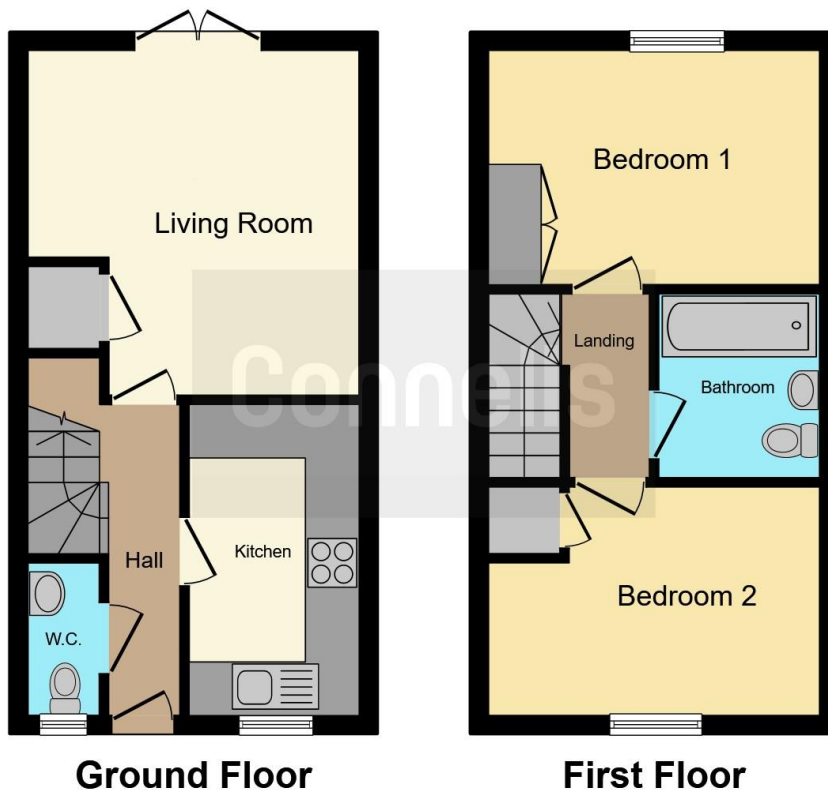
## Bathroom

A stunning fully renovated bathroom suite featuring oversized matte travertine-effect tiles, modern integrated vanity unit, panelled bath with shower attachment, high end matte black hardware throughout, black heated towel rail, fully tiled flooring, recessed spotlights, and a sleek edgeless mirror that completes the contemporary finish.

## Outside

The front of the property features decorative white stones and a pathway leading to the entrance door, with matching stones set in front of the property's private allocated parking bay. Gated side access leads to a generously sized, low-maintenance rear garden offering excellent outdoor space.





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](http://www.focalagent.com)

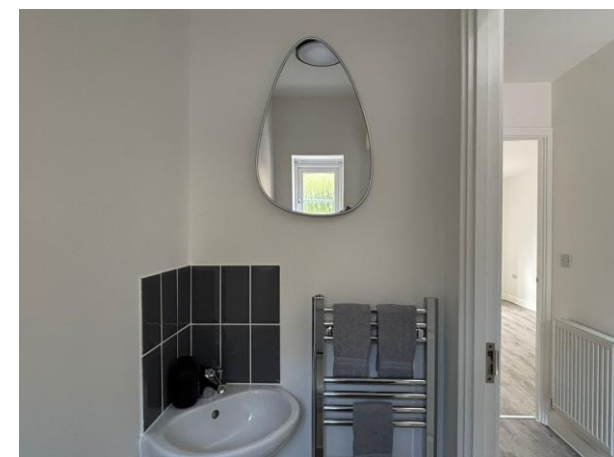
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EPC Rating: C    Council Tax  
 Band: B

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Tenure: Freehold



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Property Ref: ICH312547 - 0013