

Malkin Close, Ipswich, IP1 6FE



welcome to

Malkin Close, Ipswich

This attractive Town House boasts three large double bedrooms and one generous single, a ground floor cloakroom, 1st floor bathroom and 2nd floor en suite, an incredible master suite, occupying the entire top floor, a conservatory, a garage, off street parking and a landscaped rear garden.













Agents Note:

Please note there is an annual Service Charge of £250 payable on this property, to RMG Management.

Entrance Hall

16' 4" x 3' 6" ($4.98m\ x\ 1.07m$) Oak effect flooring, a fitted mat , one radiator and an understairs storage cupboard.

Cloakroom

5' 6" x 2' 9" (1.68m x 0.84m) Low level WC, pedestal wash hand basin, one radiator, oak effect flooring and double glazed window to the side,

Lounge

16' 3" x 11' 6" max (4.95m x 3.51m max) Double glazed window to the rear, French doors leading to the conservatory, carpet flooring, one radiator and TV point.

Conservatory

16' 3" x 8' (4.95m x 2.44m) A door leading to the garage, sliding doors leading to the garden, oak effect flooring, one electric radiator, floor to ceiling double glazed windows to the rear and USB sockets.

Kitchen/Diner

16' 1" x 9' 1" (4.90m x 2.77m)

Eye and base level units in high gloss cream with wood effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated dishwasher, washing machine and oven with gas hob and extractor hood, space for a fridge/freezer, double glazed bay window to the front, one radiator, oak effect flooring and ample space for a table and chairs.

First Floor Landing

Double glazed window to the side, an airing cupboard, a storage cupboard and carpet flooring.

Bedroom Two

12' 4" x 9' 3" (3.76m x 2.82m) Double glazed window to the front, carpet flooring, one radiator and a wall papered wall.

Bedroom Three

13' 7" x 9' 2" (4.14m x 2.79m) Double glazed window to the rear, carpet flooring, one radiator and a wall papered wall.

Bedroom Four

8' 1" x 6' 7" (2.46m x 2.01m) Double glazed window to the rear, carpet flooring and one radiator.

Bathroom

6' 7" x 5' 6" (2.01m x 1.68m) Double glazed window to the front, low level WC, pedestal wash hand basin, a bath with tiled splashback, tiled effect flooring, extractor fan and one radiator.

Second Floor Landing

An airing cupboard, double glazed window to the side and carpet flooring.

Master Bedroom

22' x 10' 3" max ($6.71m \times 3.12m max$) Beautiful master suite, occupying the entire top floor, with double glazed windows to the front and rear, a double built in wardrobe, carpet flooring, two radiators, loft hatch and a door leading to the en suite.

En Suite

9' x 7' 3" (2.74m x 2.21m) A Velux window, tiled effect flooring, low level WC, pedestal wash hand basin, a double shower with glass enclosure and tiled splashback, one radiator and an extractor fan.

Garage

19' 8" x 9' 9" (5.99m x 2.97m) An up and over door, a door leading to the conservatory, power and light. This garage is currently split into two halves, one for storage, with storage in the rafters and the other is used as a gym.

Front Garden

A block paved driveway to the side, providing off street parking and a pathway leading to the front door.

Rear Garden

Fully enclosed, a wraparound, raised decking area, a lawned area, raised flower beds and an outside tap.





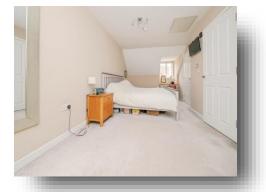
welcome to

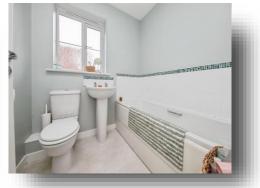
Malkin Close, Ipswich

- Three large double bedrooms & one generous single
- Ground floor cloakroom, 1st floor bathroom & 2nd floor en suite
- Incredible master suite, occupying the entire top floor
- Conservatory
- Garage & off street parking

Tenure: Freehold EPC Rating: Awaited Council Tax Band: D

£325,000





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Property Ref: IPS120217 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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