



11 Meadowsweet Drive, Ipswich, IP1 6GE

Guide Price £465,000 Freehold

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             | 92 A    | 93 A      |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**ipswich & suffolk** estate agents  
Part of the Your Ipswich Group

# 11 Meadowsweet Drive, Ipswich, IP1 6GE

## SUMMARY

NO ONWARD CHAIN & PRICED TO SELL. We are delighted to offer for sale this attractive 4 double bedroom detached family home, less than 12 months old and located on the popular new development of Henley Gate, with walks in the country park leading to the new community centre and family play area close by. The accommodation comprises: canopied porch, entrance hall, open plan kitchen/dining with integrated appliances, utility room, lounge, study, G/F cloakroom, stairs to first floor leading to bedrooms with en-suite to master bedroom and family bathroom. Outside there is a detached garage, off road parking, EV charger point and enclosed rear garden. Double glazing throughout, gas central heating and there is easy access to local shops, schools and bus service. VIEWING RECOMMENDED.

## CANOPIED STORM PORCH

Door into entrance hall.

## ENTRANCE HALL

LVT flooring, stairs to first floor, radiator, doors to kitchen/dining, lounge, study and cloakroom.

## KITCHEN/BREAKFAST/DINING

21' 7" x 14' 5" (6.58m x 4.39m) Modern fitted kitchen with integrated appliances including fridge/freezer, dish washer, drinks cooler, AEG 5 ring induction hob with matching extractor over, wall oven & grill, stainless steel sink & drainer with swan neck mixer tap, radiator, LVT flooring, double glazed French doors with side panels to rear aspect, door into utility room, opening into dining area with LVT flooring, radiator and double glazed bay window to front aspect.

## UTILITY ROOM

6' 9" x 5' 9" (2.06m x 1.75m) Matching wall and base units with kitchen, stainless steel sink & drainer with mixer tap, integrated washing machine, space for tumble dryer, LVT flooring, double glazed window to rear aspect, concealed gas boiler.

## LOUNGE

18' 1" x 11' 9" (5.51m x 3.58m) Carpeted flooring, 2 - radiators, dual aspect double glazed windows to rear and side aspect, double glazed French doors to side aspect.

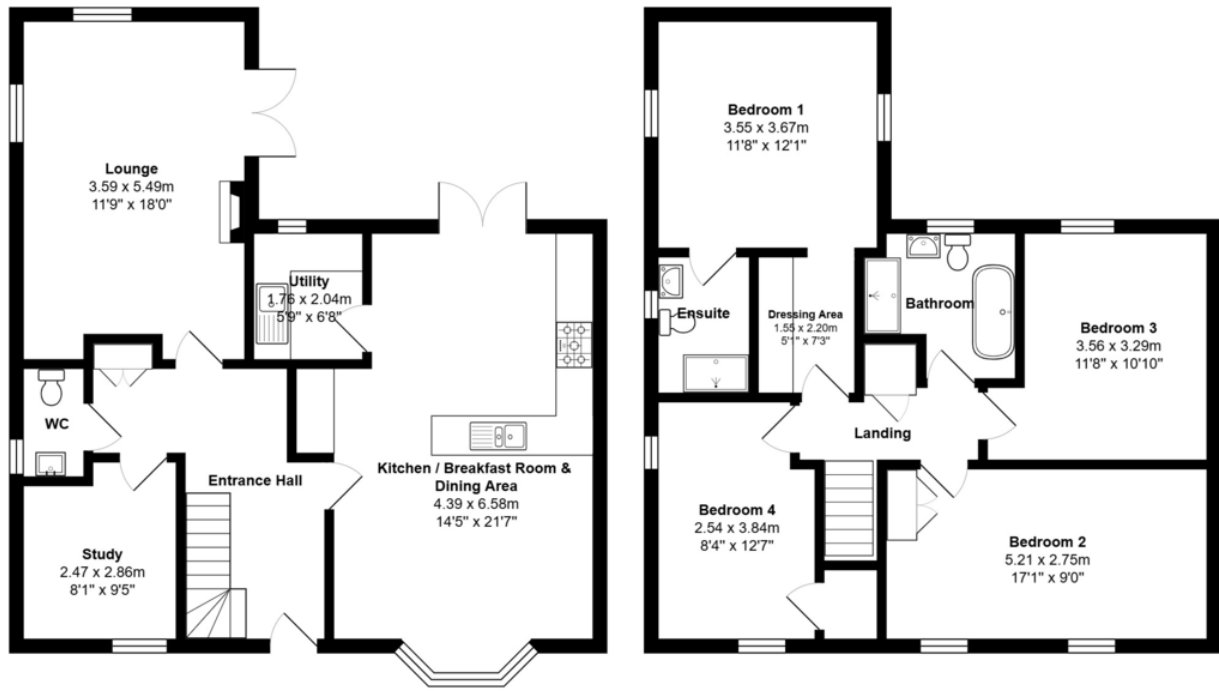
## STUDY

9' 5" x 8' 1" (2.87m x 2.46m) LVT flooring, radiator, double glazed window to front aspect.

## CLOAKROOM

5' 9" x 3' 2" (1.75m x 0.97m) Low level WC, wash hand basin, LVT flooring, double glazed window to side aspect, extractor fan.





Total Area: 145.1 m<sup>2</sup> ... 1562 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## STAIRS

Carpeted stairs & landing, loft hatch, radiator, airing cupboard housing hot water cylinder, doors to bedrooms and bathroom.

## DRESSING AREA

7' 3" x 5' 1" (2.21m x 1.55m) Dressing area with carpeted flooring, radiator, opening into master bedroom.

## MASTER BEDROOM

18' 3" x 11' 9" (5.56m x 3.58m) Carpeted flooring, radiator, dual aspect double glazed windows to side and rear aspect, door into en-suite.

## EN-SUITE

7' 3" x 4' 8" (2.21m x 1.42m) Comprising low level WC, wash hand basin and shower cubicle, extractor fan, LVT flooring, heated towel rail, double glazed window to side aspect.

## BEDROOM 2

17' 1" x 9' 1" (5.21m x 2.77m) Carpeted flooring, 2 double glazed windows to front aspect, built in wardrobe, radiator.

## BEDROOM 3

11' 8" x 10' 10" (3.56m x 3.3m) Carpeted flooring, radiator, double glazed window to rear aspect.

## BEDROOM 4

12' 7" x 8' 4" (3.84m x 2.54m) Carpeted flooring, radiator, dual aspect double glazed window to front aspect, built in wardrobe.

## BATHROOM

9' 5" x 6' 3" (2.87m x 1.91m) Comprising low level WC, wash hand basin with storage cupboards under, bath and shower cubicle,

heated towel rail, extractor fan, LVT flooring, double glazed window to rear aspect.

## GARAGE

20' 6" x 10' 8" (6.25m x 3.25m) Detached garage with up & over roller door, power & lighting connected.

## OUTSIDE

Front garden with flower border, driveway providing off road parking for 2 cars, EV charging point, gate into rear garden which is mainly laid to lawn all enclosed by close board fencing.

## SERVICES

We understand all mains services are connected.

## COUNCIL

Ipswich Borough Council, Tax Band (E) £3,016.75p.

## NEAREST SCHOOLS

Castle Hill infant & junior schools, Ormiston Endeavour Academy.

## SERVICE CHARGES

£259.00 P.A. for maintaining communal areas.

## COUNTRY PARK

Walking pathways through the countryside ideal for dog walking, New Community centre currently being built, children pay area, access through to Westerfield Road for connection to Westerfield railway station with connection to Ipswich station and further connection to London Liverpool Street.

## DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

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 the Digital Markets, Competition and Consumer Act 2024 (DMCC), 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.

## STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

[www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro](http://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro)

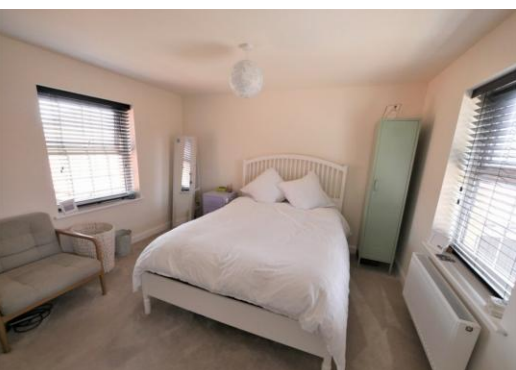
## BROADBAND & MOBILE PHONE COVERAGE

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>



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