

KEYSTONE



Mayfly Close, Ipswich, IP8 3UE
Offers In Excess Of £170,000

Detached Coach House
Open Plan Living
Bathroom
Walk-In-Wardrobe
Popular Location

Two Bedrooms
Kitchen
En-Suite
Driveway
No Onward CHain

Mayfly Close, Ipswich IP8 3UE

Nestled in the charming Mayfly Close, this unique detached coach house offers a delightful blend of comfort and style. With two well-proportioned bedrooms, this property is perfect for couples, or individuals seeking a peaceful retreat.

The home features a spacious reception room that provides an inviting space for relaxation and entertaining. The two bathrooms add convenience, ensuring that morning routines run smoothly.

One of the standout features of this property is its tucked-away location, which offers a sense of privacy while still being conveniently close to local amenities. The property also includes parking making it practical for those with a car.

This coach house is a rare find in the area, combining modern living with a unique character. Whether you are looking to settle down or invest, this property presents an excellent opportunity in a desirable part of Ipswich. Don't miss the chance to make this charming home your own.



Front entrance door

Leading to entrance hall with radiator, stairs to first floor and door to bedroom.

Bedroom

13'6 x 8'3

Window to front and radiator.

Walk-in wardrobe

8'4 x 3'9

Shower Room

Fitted with hand basin, WC, heated towel rail, walk-in shower, tiled splashbacks and tiled flooring.

First Floor landing

Window to rear.

Open plan Lounge/Kitchen/Diner

15'8 x 18'0

Laminate flooring, two windows to front and two radiators.

Kitchen Area

Fitted with a range of base units and drawers with matching wall mounted cabinets, built-in oven with extractor over, sink & drainer unit with tiled splashbacks. space for a washing machine, a tumble dryer and a fridge/freezer.

Inner Hallway

Leading to Bedroom

Bedroom

11'8 x 10'7

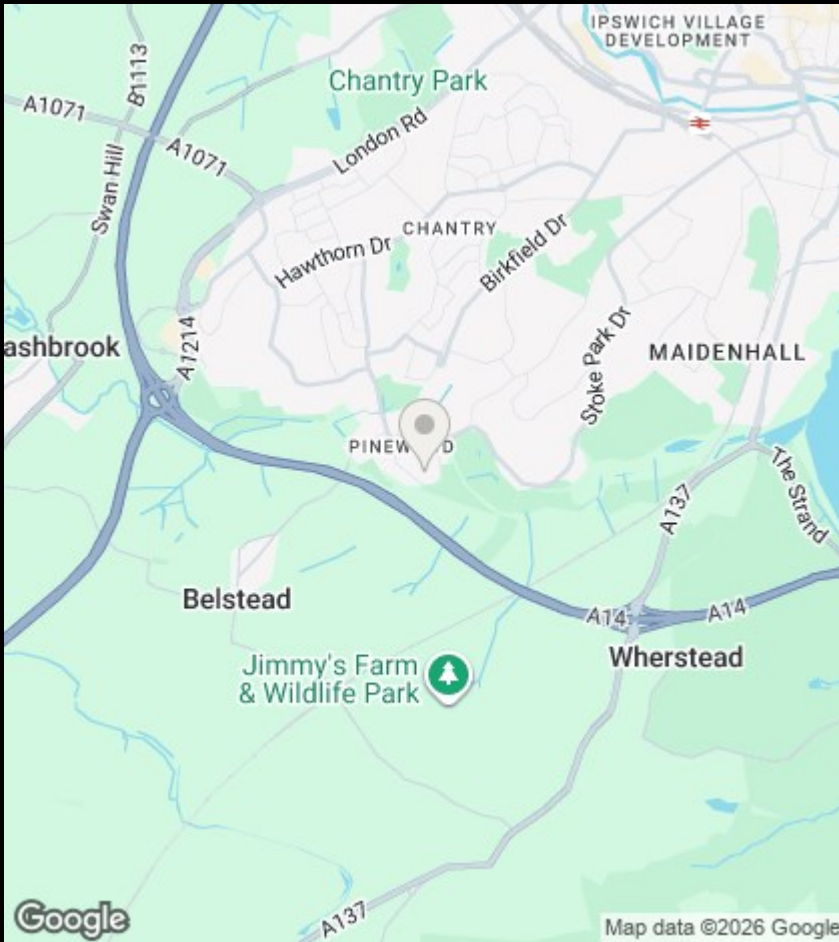
Window to front and radiator and a built-in wardrobe with wall mounted boiler.

Bathroom

Fitted with a suite comprising panelled bath with shower over, WC, pedestal wash basin, tiled splashbacks and window to rear.

Outside

To the front of the property there is a driveway that provides off road parking for the property.



Viewings

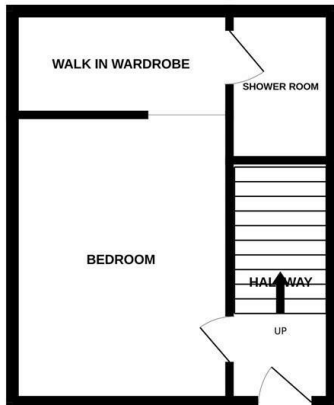
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

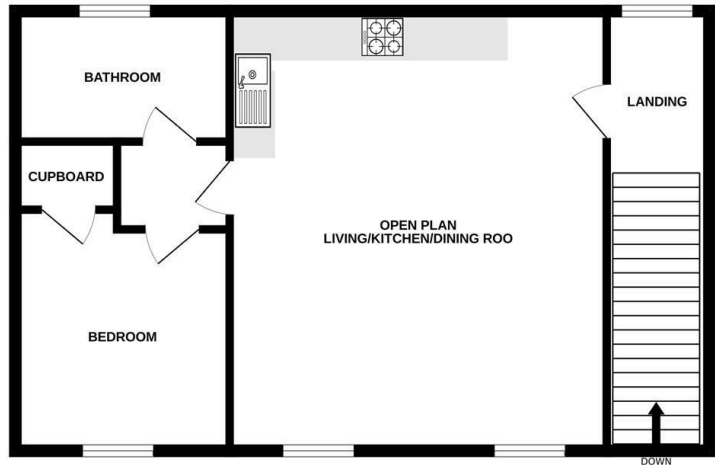
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.
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