



11 Yarrow Way, Ipswich, IP1 6FG

Guide Price £325,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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We are pleased to be offering for sale this modern 3 year old semi-detached house in immaculate condition. Located on the Henley Gate development built by Crest Nicholson and positioned with no one overlooking the property from the front or the rear. Arranged over two floors comprising, entrance hall, G/F cloakroom, kitchen/dining with integrated appliances, sitting room, stairs to first floor leading to 3 double bedrooms, master with ensuite shower room and family bathroom. The property is double glazed throughout and gas centrally heated. Further benefits include driveway providing off road parking for 2 cars plus a further parking space in front of the property, EV charger point. Walking distance to local schools, shops and bus service.

CALL TODAY TO BOOK YOUR APPOINTMENT.

ENTRANCE HALL

Composite door into entrance hall, LVT flooring, radiator, storage cupboard under stairs, stairs to first floor, doors to cloakroom, kitchen/dining and sitting room.

CLOAKROOM

Low level WC, wash hand basin with mixer tap, LVT flooring, radiator, double glazed window to front aspect.

KITCHEN/DINING

15' 7" x 10' 2" (4.75m x 3.1m) Modern white glossy fronted wall & base units with worktops, 4 ring gas hob with stainless steel extractor and splashback, electric oven, integrated fridge/freezer, and washing machine, concealed wall mounted Baxi gas boiler, double glazed window to front aspect, LVT flooring, radiator.

SITTING ROOM

17' 5" x 10' 4" (5.31m x 3.15m) LVT flooring, radiator, walk in storage cupboard, double glazed window to rear aspect and double glazed door to rear garden.

STAIRS

Carpeted stairs and landing, loft hatch leading to part boarded loft, doors to bedrooms and bathroom.

BEDROOM 1

17' x 9' 1" (5.18m x 2.77m) Carpeted flooring, radiator, double glazed window to rear aspect with views over playing field, mirrored built in wardrobes, door to en-suite shower room.

EN-SUITE SHOWER ROOM

Comprising low level WC, wash hand basin and shower cubicle, tiled flooring, extractor fan, heated towel rail, shaver socket.



BEDROOM 2

10' 1" x 9' 1" (3.07m x 2.77m) Carpeted flooring, radiator, double glazed window to front aspect.

BEDROOM 3

10' 6" x 8' (3.2m x 2.44m) Carpeted flooring, radiator, double glazed window to rear aspect overlooking playing field.

BATHROOM

Comprising low level WC, wash hand basin and bath with shower over, extractor fan, heated towel rail, shaver socket, double glazed window to front aspect.

OUTSIDE

Extra parking in front of the property, pathway leading to front door with hedging either side, driveway providing off road parking for 2 cars, EV charger, gate into rear garden which is mainly laid to lawn, patio area, corner flower & shrub border. Wendy house and bike store to remain if required, garden all enclosed by fencing.

SERVICES

We understand all mains services are connected.

COUNCIL

Ipswich Borough Council, Council tax band (C) £2,194.00p.

SERVICE CHARGE

£258.00 PA for Estate Ground maintenance.

NEAREST SCHOOLS

Castle Hill infant & junior school, Dale Hall Primary School, Ormiston Endeavour Academy.

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.

AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase. As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more. If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

STAMP DUTY LAND TAX (SDLT)

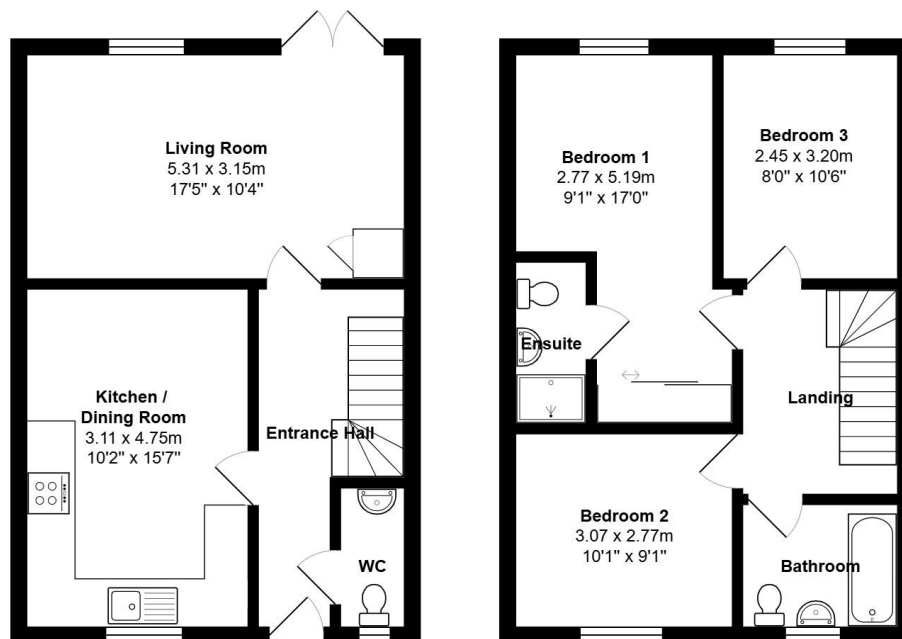
On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase. The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/!intro

BROADBAND & MOBILE PHONE COVERAGE

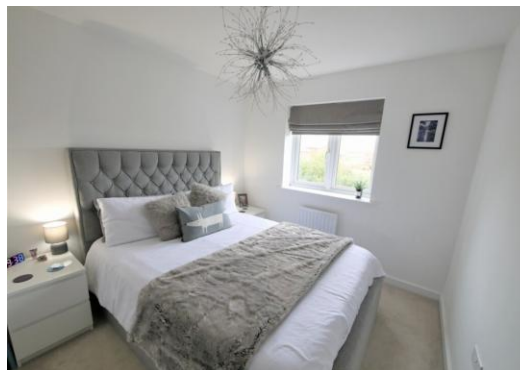
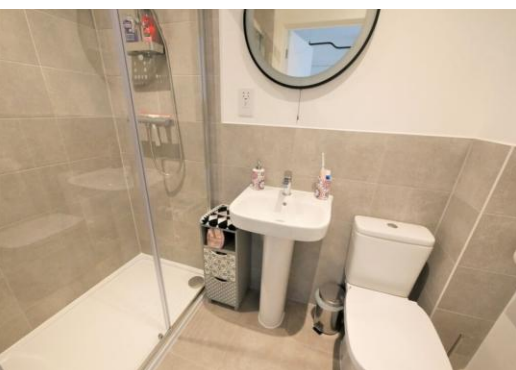
Broadband- To check the broadband coverage available in the area go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
Mobile Phone- To check mobile phone coverage in the area go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 86.2 m² ... 927 ft²

All measurements are approximate and for display purposes only



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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