



Connells

Malkin Close
Ipswich



Property Description

Situated on the popular Malkin Close development, built in the mid 2010's, this beautifully presented three bedroom semi-detached home offers modern living throughout and is perfectly located for easy access to local amenities, green open spaces, and excellent transport links.

The ground floor features a bright and welcoming living area, fully fitted kitchen with modern finishes and ample storage, creating an ideal space for both everyday living and entertaining. Upstairs, the property boasts three well-proportioned bedrooms. Bedroom one has an en-suite shower room, with the remaining bedrooms serviced by a modern family bathroom. Externally, the home enjoys a private garden, perfect for relaxing or alfresco dining along with two off-road parking.

Malkin Close is a modern cul-de-sac just off Old Norwich Road and within walking distance of a local shopping parade and close by to 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. 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 double glazed door, wood effect flooring, stairs leading to the first floor radiator, pendant light and doors giving access to:

Cloakroom

Low level w/c, radiator, wash hand basin with mixer tap, fuse board and pendant light.

Lounge

Double glazed window to front, radiator, pendant light, wood effect flooring and door giving access to:

Kitchen/Diner

Matching wall and base level units in cream gloss, roll top work surfaces with inset stainless steel sink, drainer and mixer tap, space for washing machine, integrated dishwasher, gas hob, electric oven with stainless steel splash backs, wall mounted combi boiler fit in 2013, spotlights, wood effect flooring, under stairs pantry and double glazed French doors to garden.

Landing

Carpet, pendant light, loft hatch which has a ladder and the loft is insulated and boarded and doors giving access to:

Bedroom One

Double glazed window to front which has views of whitton recreational ground, pendant light, carpet, double wardrobe and built in airing cupboard.

En-Suite

Double glazed window to front, wash hand basin with mixer tap, low level w/c, wood effect flooring, shower cubicle with tiling around, extractor fan and radiator.

Bedroom Two

Radiator, double glazed window to rear and carpet.

Bedroom Three

Double glazed window to rear, radiator and carpet.

Bathroom

Bath with hot and cold taps, tiled splash backs, wash hand basin with mixer tap, wood effect flooring, low level w/c, double glazed window to side and radiator.

Outside

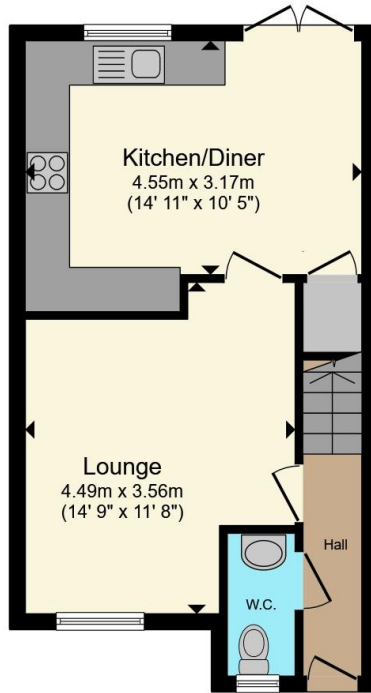
The property benefits from two parking spaces which are directly in front of the property

The rear garden has a patio area, side access, metal shed, outside tap and the remainder is laid to lawn.

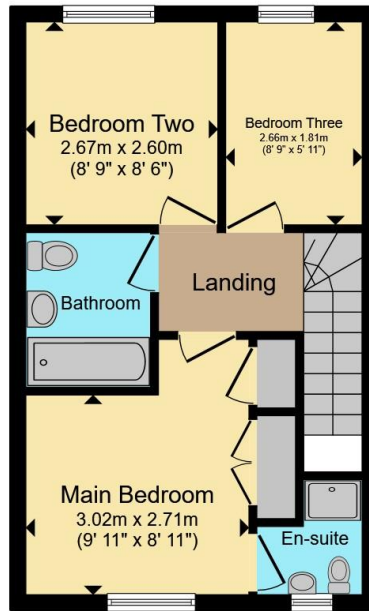
Agent Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.





Ground Floor



First Floor

Total floor area 72.1 m² (777 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
IPSWICH IP1 1QT

EPC Rating: B Council Tax
Band: B

view this property online connells.co.uk/Property/ICH312938

Tenure: Freehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH312938 - 0009