



ipswich & suffolk



Ballater Close, Ipswich, IP1 6LL

Guide Price £265,000 Freehold

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agents
Part of the Your Ipswich Group

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SUMMARY

CHAIN FREE - A cherished, two bedroom semi-detached bungalow, ideally located at the end of a cul-de-sac in the popular outskirts of North West of Ipswich, convenient to local shops, supermarkets, and the A14. The well presented accommodation is of good proportions briefly comprising; sheltered entrance, entrance hall, sitting and dining room, updated fitted kitchen, conservatory/side lobby, two bedrooms (with bedroom two currently serving as a separate dining room), and a modern shower room. To the outside there is an ample frontage for driveway parking with access to a detached garage, whilst to the rear there is pleasant garden with lawn and generous entertainment patio. Further benefits include gas fired central heating and double glazing. Early viewing is advised.

SHELTERED ENTRANCE

Tiled threshold, double glazed composite door to entrance hall.

ENTRANCE HALL

Radiator, built-in cupboard housing hot water tank, loft access hatch, wood effect flooring, doors to:

SITTING & DINING ROOM

16' 3" x 10' 9" approx. (4.95m x 3.28m) Double glazed window to front, radiator, living flame coal effect gas fire with marble surround, television point, BT Openreach point.

KITCHEN

9' 2" x 8' 8" approx. (2.79m x 2.64m) Double glaze window to rear, a range of updated cupboard and drawer fitted units, granite effect work surfaces with matching splash backs, built-in double oven, inset gas hob, inset composite sink drainer unit with mixer tap, spaces for fridge-freezer and washing machine, wall mounted gas fired boiler, wood effect flooring, double glazed side door to conservatory/side lobby.

CONSERVATORY/SIDE LOBBY

6' 11" x 8' 3" approx. (2.11m x 2.51m) UPVC with double glazed windows to rear and side aspects, double glazed doors opening to front and rear gardens, double glazed pitched roof with integral blinds, tile effect flooring, mains power and lighting.

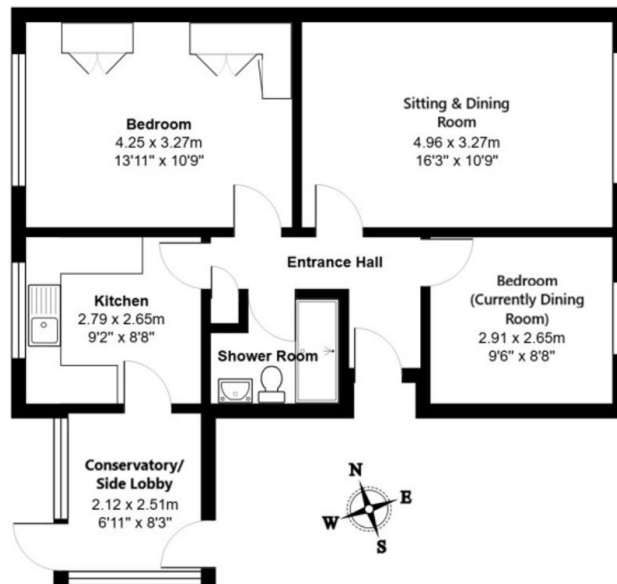
BEDROOM ONE

13' 11" x 10' 9" approx. (4.24m x 3.28m) Double glazed window to rear, fitted wardrobes, drawer and vanity unit.

BEDROOM TWO (CURRENTLY DINING ROOM)

9' 6" x 8' 8" approx. (2.9m x 2.64m) Double glazed window to front, radiator.





Total Area: 61.8 m² ... 665 ft²

SHOWER ROOM

Obscured double glazed window to side, radiator, double shower cubicle with thermostatic, shower, mounted hand-wash basin with mixer tap and cupboard under, low level WC with concealed cistern, shower board splash backs, electric heater, wood effect flooring.

OUTSIDE

A brick paved driveway with lighting provides ample off-road parking and access to a detached garage, there is shingle area and patio extending from the front of the home. To the rear there is a generous brick paved entertainment patio which leads to an established lawn, raised and stocked flower bed, stocked border beds, wooden summerhouse, wooden shed, external tap, and personal door to the garage.

GARAGE

8' 8" x 16' 11" approx. (2.64m x 5.16m) Concrete construction with up and over entry door, mains power and lighting, pitched felt roof.

DIRECTIONS

Leaving Ipswich town centre, head towards Beaufort St, at the roundabout, turn right onto Chevallier St/Norwich Rd/A1156/A1214, at the roundabout, take the 1st exit onto Norwich Rd/A1156, turn right onto Old Norwich Rd, turn right onto Whitton Church Ln, turn right onto Ballater Cl, turn left to stay on Ballater Cl, the destination will be on the left.

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>

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

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.

Energy performance certificate (EPC)			
Ballater Close IPSWICH IP1 0LL	Energy rating D	Valid until:	10 June 2036
		Certificate number:	2130-7806-6060-6107-9995
Property type	Semi-detached bungalow		
Total floor area	56 square metres		



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

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