



15 Swatchway Close | Ipswich | Suffolk | IP3 0SF

Guide Price: £250,000

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15 Swatchway Close, Ipswich, Suffolk, IP3 0SF

“A delightful three-bedroom semi-detached family home situated to the popular south eastern outskirts of Ipswich with off-road parking & attractive enclosed rear garden.”

Description

A superb opportunity to acquire this well-presented three-bedroom semi-detached family home situated to the south eastern outskirts of Ipswich with easy access out to both the A14 and A12.

The accommodation comprises: entrance hall, sitting room/dining room, kitchen, first floor landing, three bedrooms and family bathroom.

The property benefits from gas fired central heating, double glazing, and wood-effect flooring to the ground floor.

Outside to the front a driveway provides off-road parking and a pedestrian gate allows access into the rear garden. To the side of the property there is a delightful space for entertaining with a pathway leading to the rear of the property. The rear garden is mainly laid to lawn with patio and is mainly enclosed by panel fencing.

About the Area

The thriving town of Ipswich is set on the estuary of the River Orwell and has undergone an extensive gentrification programme in recent years, mainly around the waterfront and has become a popular “commutable” town to London. Ipswich is the county town of Suffolk and offers a wide variety of shopping, commercial and leisure facilities including a full range of sports clubs and societies, restaurants and high street stores. There is an excellent choice of schooling within both the state and private sectors.

Excellent sailing and golfing facilities are both available nearby or on the popular Suffolk Heritage Coast. Ipswich provides good access to various road networks via the A12 to the South with links to London and the M25 and via the A14 to The Midlands and M11. The railway station provides mainline railway links to London’s Liverpool Street with an approximate journey time of sixty-five minutes.

The accommodation comprises:

Part-glazed UPVC front door to:

Entrance Hall

Stairs to first floor, radiator, wood-effect flooring and doors to:

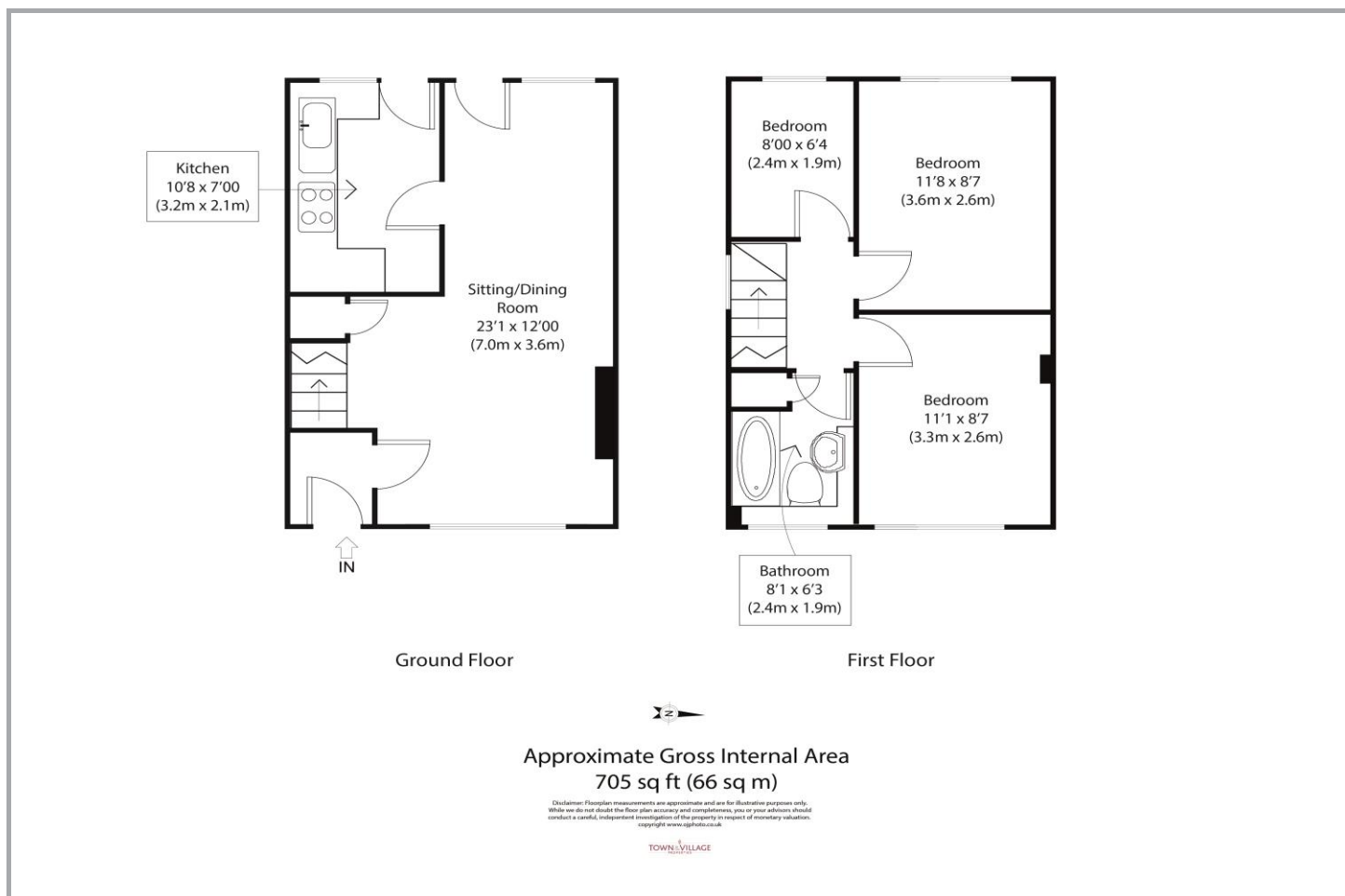
Sitting Room/Dining Room Approx 23'1 x 12' (7.0m x 3.6m)

Window to front elevation, two radiators, wood-effect flooring, under stair storage cupboard, fully glazed door and full-length window to rear elevation and doors to:

Kitchen Approx 10'8 x 7' (3.2m x 2.1m)

Comprising one and a half bowl stainless steel sink unit with mixer tap over, work surfaces with base cupboards and drawers





under, matching eye-level units, under-unit lighting, tiled splash backs, space for oven, extractor fan over, space for washing machine, space for fridge, wood-effect flooring, window to front elevation and part-glazed door to rear elevation.

The rear garden is mainly laid to lawn with patio which beautifully connects the dining room to the outside space. Also within the garden is an outside tap and the garden is mainly enclosed by panel fencing.

First Floor Part-Galleried Landing

Window to side elevation, access to loft and doors to:

Bedroom Approx 8' x 6'4m (2.4m x 1.9m)

Window to rear elevation, access to loft and radiator.

Bedroom Approx 11'8 x 8'7 (3.6m x 2.6m)

Window to rear elevation and radiator.

Bedroom Approx 11'1 x 8'7 (3.3m x 2.6m)

Window to front elevation and radiator.

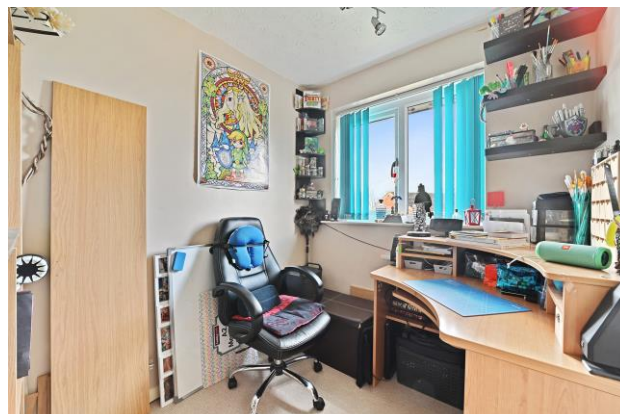
Bathroom

Comprising panel bath with mixer tap and separate hand-held shower attachment and wall-mounted shower over, low-level flushing w.c with concealed cistern, fitted sink with cupboards under, matching eye-level units, part-tiled walls, heated towel ladder and cupboard housing gas fired boiler with slatted shelving.

Outside

To the front, a driveway provides off-road parking with the remainder of the garden laid to lawn with a side pedestrian gate allowing access into the side and rear garden.

The side garden offers a wonderful honeysuckle clad pergola over a pathway which leads to the rear garden. There is also a delightful gravelled area which provides a perfect spot for entertaining and a useful timber shed.



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Energy performance certificate (EPC)		
15, Swatchway Close IPSWICH IP3 0SF	Energy rating D	Valid until: 17 February 2025 Certificate number: 8075-6222-8810-0807-4992
Property type	Semi-detached house	
Total floor area	67 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).		



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