



**Malkin Close, Ipswich, IP1 6FE**

**welcome to**

## **Malkin Close, Ipswich**

This beautifully presented Town House benefits from three bedrooms, generous living space, a ground floor cloakroom, a 1st floor bathroom, a 2nd floor en suite, a stunning rear garden and off street parking.

### **Agents Note:**

Please note there is a Tree Preservation Order on the Italian Oak Tree outside this property.

### **Entrance Hall**

Wood effect flooring and one radiator.

### **Cloakroom**

Wood effect flooring, double glazed window to the front, a corner wash hand basin with chrome mixer tap, low level WC, one radiator and a fuse box.

### **Kitchen**

Eye and base level units in white with wood effect worktop surfaces, under counter lights, a stainless steel sink plus drainer and chrome mixer tap, double glazed window to the front, an integrated oven with induction hob, a wall mounted boiler, wood effect flooring, an integrated dishwasher, space for a fridge/freezer and washing machine.

### **Lounge**

Wood effect flooring, one radiator, TV point, French doors to the conservatory and understairs storage.

### **Conservatory**

Carpet flooring, double glazed windows to the rear and sliding doors to the garden.

### **First Floor Landing**

Carpet flooring and double glazed windows to the front.

### **Bedroom Two**

Double glazed window to the rear, carpet flooring, built in storage and one radiator.

### **Bedroom Three**

Double glazed window to the front, carpet flooring and one radiator.

### **Bathroom**

Wood effect flooring, double glazed windows to the side, one radiator, low level WC, wash hand basin, shaver point, spotlights, a bath with tiled surround, glass screen and shower attachment.

### **Second Floor Landing**

Carpet flooring.

### **Master Bedroom**

Carpet flooring, one radiator, Velux windows to the rear, a built in wardrobe, loft hatch and a door to the en suite.

### **En Suite**

Wood effect flooring, double glazed windows to the front, wash hand basin, low level WC, a bath with shower attachment, chrome mixer tap and tiled surround, spotlights and shaver point.

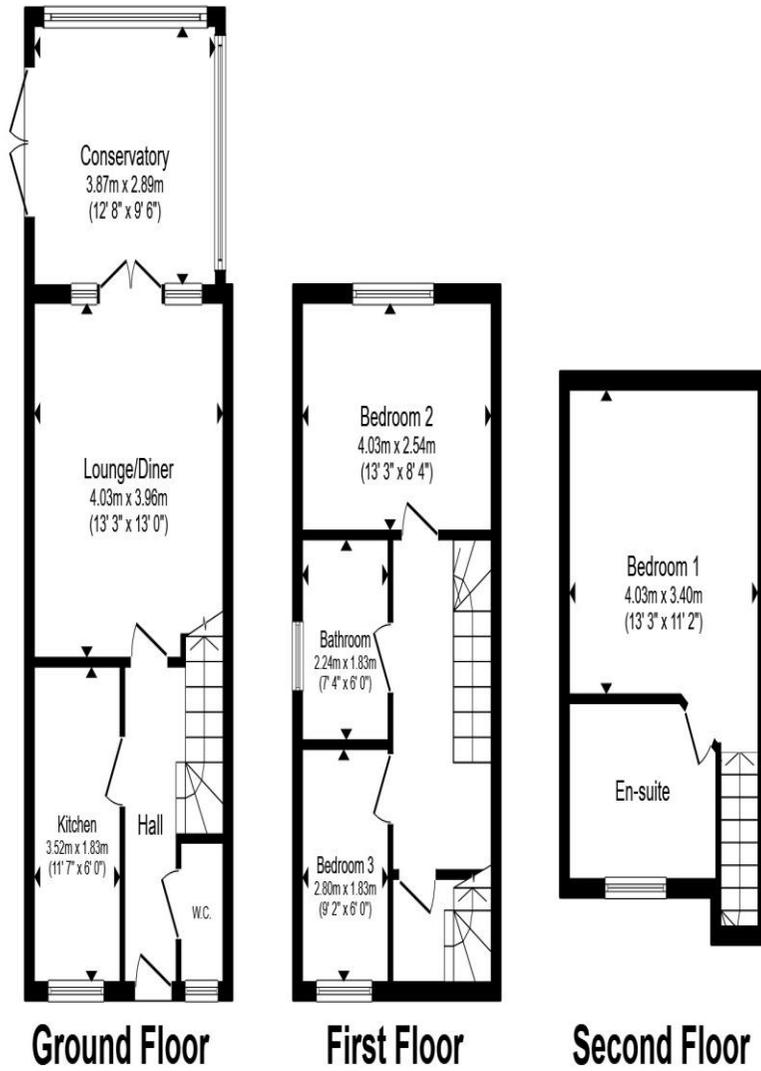
### **Outside:**

#### **Front Garden**

A block paved driveway to the side, providing off street parking for one vehicle, a shingle area and path to the front door.

#### **Rear Garden**

Stunning, private rear garden with artificial grass, a fully enclosed border, a shed, a side access, a circular paved area, flower beds and shrubs.



Total floor area 95.5 m<sup>2</sup> (1,028 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](http://www.propertybox.io)



**welcome to**  
**Malkin Close,**  
**Ipswich**

- Three bedrooms
- Generous modern living space
- Ground floor cloakroom, 1st floor bathroom & 2nd floor en suite
- Off street parking
- Private rear garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£300,000**



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Property Ref:  
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