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Trafalgar Close, Ipswich, Suffolk, IP4
5NS
Asking Price £325,000

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- Semi-Detached House
- Four Bedrooms (One Ground Floor)
- Ground Floor En-Suite Shower Room
- Re-Fitted First Floor Four-Piece Bathroom
- Spacious Lounge
- 19ft Kitchen/Dining Room
- Utility Room & Ground Floor Study
- Off Road Parking for Two/Three Cars
- Generous Tiered Rear Garden
- Converted Garage into Extra Living Space



This beautifully presented four-bedroom semi-detached house is tucked away at the end of a cul-de-sac towards the popular east side of Ipswich within the Copleston School catchment and located close to the town centre and Ipswich Hospital. The property overlooks a greensward from the front and comes with a very generous tiered rear garden and off-road parking for two/three cars to the front. As agents, we strongly recommend the earliest possible internal viewing to fully appreciate the size, flexibility, and quality of the accommodation on offer. The ground floor comprises an entrance hall, a comfortable lounge, and an

impressive 19ft kitchen/dining room. The former garage has been thoughtfully converted to provide a versatile double bedroom/playroom, en suite shower room, utility room, and a study-ideal for home working or multi-generational living. The first floor offers three further bedrooms along with a beautifully refitted four-piece family bathroom, completing this spacious and well-designed home.

The county town of Ipswich mixes historic character with a more modern waterfront and town centre. You will find medieval streets and older buildings in areas like the town

centre, alongside regenerated docks, restaurants, cultural venues, and the university area around the Waterfront. The town is also an important economic hub for Suffolk, with strengths in business, education, culture, and links to nearby Felixstowe port and London by rail with a journey time of approximately 1hr 15mins. Ipswich offers a range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park and Christchurch Park, and recreational facilities.

Outside – Front: There is a block-paved driveway providing off-road parking for two/three cars with a lockable bike shed.

Entrance Hall: Opaque window to the front aspect, a radiator, staircase rising to the first floor with an understairs cupboard, and doors providing access to:

Lounge: 12'6" x 12'6" (3.8m x 3.8m) Large picture window to the front aspect and a radiator.

Kitchen/Dining Room: 19'2" x 10' (5.84m x 3.05m) The kitchen is fitted with a range of contemporary J-Pull eye and base units with drawers and under unit lighting, square edge work surfaces with matching upstands,



and a sink and drainer. Integrated appliances include a fridge freezer, oven and gas hob with extractor hood over, and space and plumbing for a dishwasher. Other features include a heated towel rail and a radiator, ceiling inset spotlights, window to the rear aspect, French doors opening out to the rear garden, and a door leading to:

Bedroom Four/Playroom: 17'7" x 10'10" (5.36m x 3.3m) Window to the rear aspect, a radiator, and doors leading to the en-suite and the utility room.

En-Suite Shower Room: A three-piece suite comprising a shower enclosure, low-level WC and vanity hand wash basin with storage

beneath and tiled splashback, along with a heated towel rail.

Utility Room: 12'1" x 5'2" (3.68m x 1.57m) The utility room has base units with a roll edge work surface incorporating a sink and drainer, there is space for a fridge freezer, washing machine and tumble dryer, and a sliding patio door provides access to:

Study: 10'6" x 4'9" (3.2m x 1.45m) Window to the front aspect, a wall-mounted electric panel heater, and there is room for two workstations.

First Floor Landing: Opaque window to the side aspect, airing cupboard, access to the loft, and doors leading to the bedrooms and bathroom.

Bedroom One: 12'6" x 10'3" (3.8m x 3.12m) Window to the front aspect and a radiator.

Bedroom Two: 10'3" x 10' (3.12m x 3.05m) Window to the rear aspect and a radiator.

Bedroom Three: 8'2" x 8'1" (2.5m x 2.46m) Window to the front aspect, a radiator, and a built-in single bed.

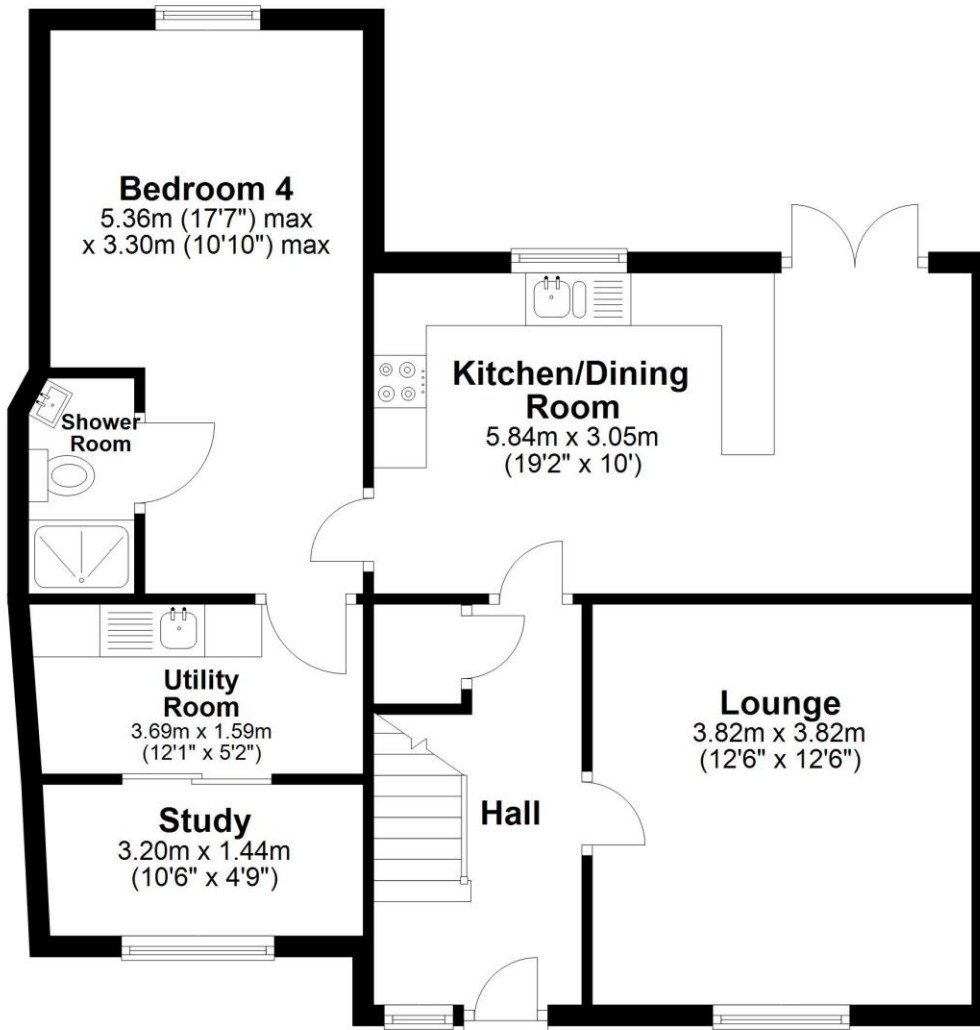
Family Bathroom: A re-fitted four-piece suite comprising a freestanding bath, shower enclosure, low-level WC and hand wash basin, along with a heated towel rail, tiled floor, and two opaque windows to the rear aspect.

Outside - Rear: The generous garden has a large patio seating area, a

wooden shed, and is tiered with steps up to different levels. There is a path taking you up to the middle of the garden which is laid to lawn with a raised decked area. Towards the rear are further steps to the top of the garden with children's play area which has a built-in treehouse and offers views back down across the garden.

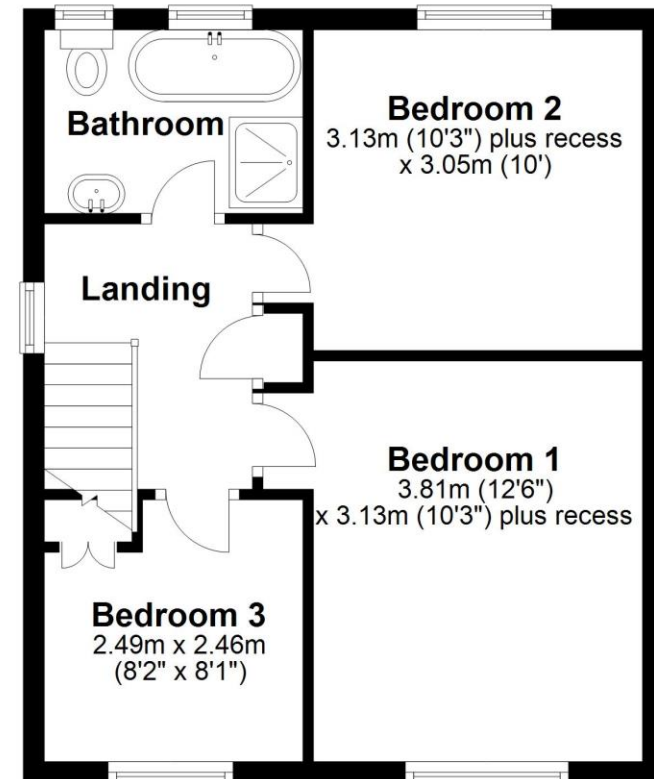
Ground Floor

Approx. 65.9 sq. metres (709.0 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.3 sq. feet)



Total area: approx. 105.5 sq. metres (1135.3 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

4 Bedrooms, 2 Bathroom, 2 Reception,

EPC Rating: C

Council Tax Band: C



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