



Palmer & Partners



Ostrich Close, Wherstead, Suffolk,
IP2 8NN

Asking Price £320,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

- No Onward Chain
- Three-Bedroom Detached House
- Bathroom & En-Suite Shower Room
- Ample Off-Road Parking
- Low-Maintenance Rear Garden
- Built in 2022
- Remainder of NHBC warranty
- Double-Glazing & Gas Central Heating



This nicely presented three-bedroom detached house is situated on a modern development on the southern outskirts of Ipswich and offers great access out to the A12 and A14 commuter trunk roads. The property was built in 2022 and comes with the remainder of an NHBC warranty, is being sold with no onward chain, and benefits from ample off-road parking for several vehicles to the side, a low-maintenance rear garden, double-glazing, and gas central heating. As agents, we recommend the

earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises an entrance hall, ground floor cloakroom, dual aspect living room, modern kitchen/dining room, first floor landing, family bathroom, and three bedrooms with one benefitting from an en-suite shower room.

The lovely village of Wherstead lies approximately three miles south of Ipswich ideally located for walks in the country and along the River Orwell. The

county town of Ipswich is served by a wide range of local amenities including schools, University, shops, doctors, dental surgeries, hospital, two theatres, parks, recreational facilities and mainline railway station providing direct links to London Liverpool Street Station. The town has also undergone an extensive rebuilding and a gentrification programme principally around the vibrant waterfront which now boasts some lovely bars and restaurants.

Entrance Hall: Radiator, Karndean floor, staircase rising to the first floor with understairs cupboard, and doors to the cloakroom, living room and kitchen/dining room.

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin, along with a radiator and Karndean floor.

Living Room: 15'9" x 9'6" (4.8m x 2.9m) A dual aspect reception room with double-glazed bay window to the side and further double-glazed window to the front, and a radiator.



Kitchen/Dining Room: 15'9" x 10'3" (4.8m x 3.12m) Fitted with a range of modern eye and base units with drawers, cupboard housing the boiler, square edge work surfaces with matching upstands, and a sink and drainer. Integrated appliances include an oven and gas hob with extractor hood over, and there is space for a washing machine and an American style fridge freezer. The kitchen is dual aspect with double-glazed windows to the front and side and a set of double-glazed French doors opening out to the

garden, and there is a radiator, ceiling inset spotlights, Karndean floor, and space for a table and chairs.

First Floor Landing: Built-in cupboard, a radiator, and doors to the bedrooms and bathroom.
Bedroom One: 11'7" x 9'6" (3.53m x 9'6") Double-glazed window to the side aspect, a radiator, and a door leading to:

En-Suite Shower Room: 9'6" x 3'11" (2.9m x 1.2m) A three-piece suite comprising a shower enclosure, low-level WC and hand wash basin, along with a heated towel rail and an



opaque double-glazed window to the front aspect.

Bedroom Two: 10'3" x 7'10" (3.12m x 2.4m) Double-glazed window to the side aspect and a radiator.

Bedroom Three: 10'3" x 7'8" (3.12m x 2.34m) Double-glazed window to the front aspect and a radiator.

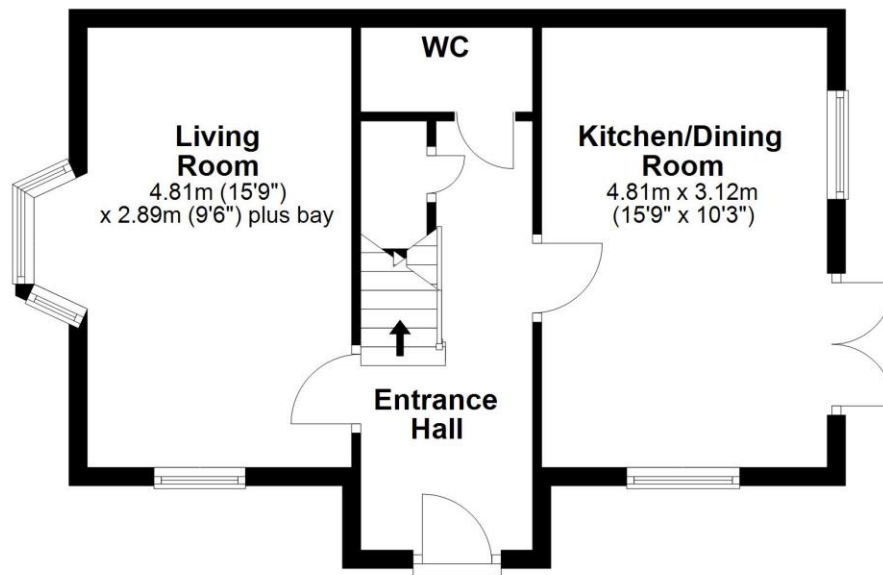
Family Bathroom: 6'3" x 6'2" (1.9m x 1.88m) A modern three-piece suite comprising a bath with shower over and shower screen, close-couple WC and pedestal hand wash basin, along with a radiator, half-

height tiled walls, and an opaque double-glazed window to the front aspect.

Outside: The frontage has a lawned area with lavender bushes and a canopy porch over the front door. To the side there is ample off-road parking for several vehicles and a gate providing access to the rear garden. The low-maintenance rear garden has lawned, patio and decked areas, an outside tap, and is fully enclosed by fencing and retaining wall.

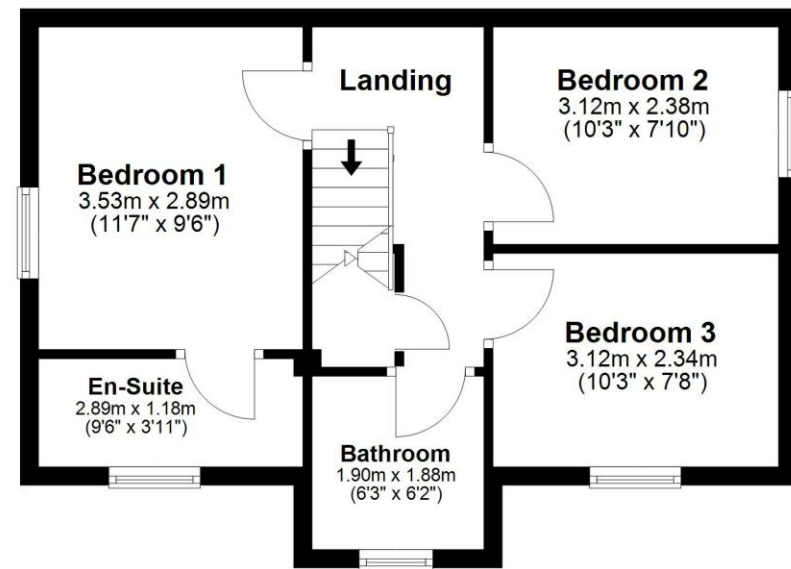
Ground Floor

Approx. 41.4 sq. metres (445.3 sq. feet)



First Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



Total area: approx. 82.0 sq. metres (882.9 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.



Palmer & Partners



Palmer & Partners



Palmer & Partners



Palmer & Partners

Attributes

3 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: B

Council Tax Band: D



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com