



Palmer & Partners



Bayswater Close, Ipswich, Suffolk, IP1

4FF

Asking Price £350,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

- Semi-Detached Townhouse
- Extended Property
- Four Bedrooms
- South Facing Rear Garden
- Solar Panels
- Double-Glazing & Air Source Heating
- Underfloor Heating
- A Rated EPC
- Off-Road Parking



This four-bedroom semi-detached property with accommodation over three floors is situated at the end of a close in West Ipswich. Built in 2020 with the current owners having converted the loft to create a spacious bedroom, en-suite and office. Exceptionally well presented through-out the property benefits from air source heat system with underfloor heating downstairs, radiators in the bedrooms, double glazing, A rated EPC, solar panels, south facing rear garden and driveway providing off road parking. As agents, we recommend the earliest possible

internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, living room, utility, downstairs cloakroom, kitchen/dining room, three bedrooms, one with an en-suite and family bathroom on the first floor, whilst to the second floor is the master bedroom, en-suite, office, eves storage and loft space. The property is close to local amenities, supermarkets and A14.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two

theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station with a journey time of approximately 1hr 15mins. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.

Outside – Front: Brick paved driveway at the front with parking

for two vehicles and side access to the rear.

Front Door: Into:

Entrance Hall: Stairs leading off and LVT flooring.

Living Room: 14'4" x 12'8" (4.37m x 3.86m) Double-glazed window to the front aspect, understairs cupboard and wood panelling to the walls, through to:

Inner Lobby: Doors to:

Utility: Built-in eye level kitchen units with worktop, tiled splashback, LVT flooring, space and plumbing for washing machine and space for tumble dryer.



Palmer & Partners

Downstairs Cloakroom: WC, hand wash basin with unit under and LVT flooring.

Kitchen/Dining Room: 15'4" x 11'10" (4.67m x 3.6m) Double-glazed french doors leading out to the rear garden, ceiling inset spotlights, fitted with a range of modern eye and base level units with worktops, tiled splashbacks, sink and drainer, built-in electric oven, induction hob, extractor, built-in dishwasher, built-in fridge freezer and LVT flooring.

First Floor Landing: Doors leading to:

Bedroom: 10'5" x 10' (3.18m x 3.05m) Double-glazed window to the front aspect and radiator.

En-Suite: Double-glazed window to the front aspect, shower cubicle, WC, hand wash basin and underfloor heating.

Bedroom: 12'4" x 8' (3.76m x 2.44m) Double-glazed window to the rear aspect and radiator.

Bedroom: 15' x 7'6" (4.57m x 2.29m) Double-glazed window to the rear aspect, radiator and recess with hanging space.

Bathroom: 7'8" x 5'6" (2.34m x 1.68m) Double-glazed window to the side aspect, bath with shower



Palmer & Partners

attachment, wash basin with unit under, WC and underfloor heating.

Second Floor Landing: Into:

Bedroom: 13'10" x 11'4" (4.22m x 3.45m) Two velux windows, ceiling inset spotlights, built-in wardrobes, wood panelling to walls, radiator, loft access and eaves storage.

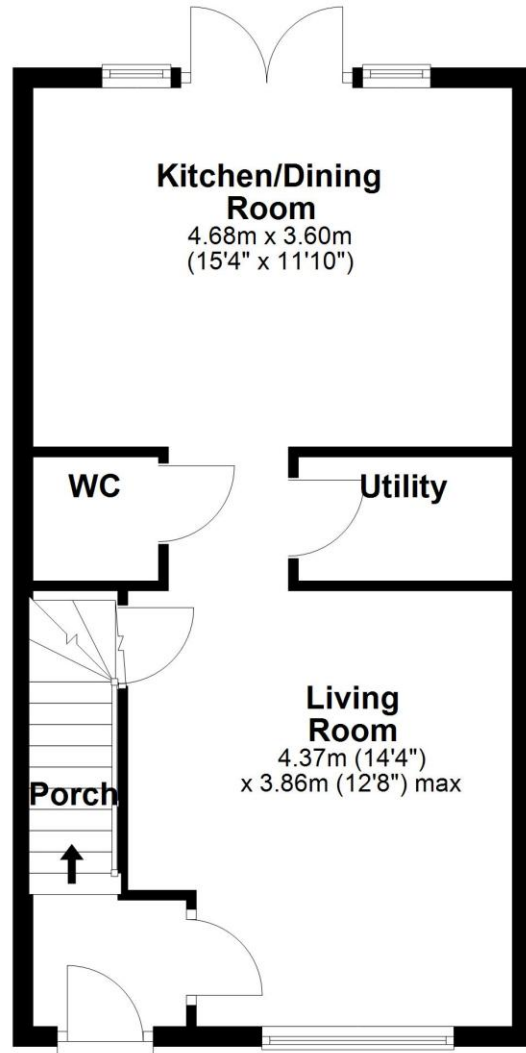
En-suite: 7' x 5'8" (2.13m x 1.73m) Velux window, double width shower cubicle, WC, hand wash basin with storage under, part tiled walls and towel radiator.

Office: 7' x 5'9" (2.13m x 1.75m) Velux window, radiator and door with eaves storage.

Outside – Rear: The rear garden is south facing and enclosed by panel fencing, there is an area laid with resin and the remainder is artificial grass. The Mitsubishi air source heating pump system is in the garden.

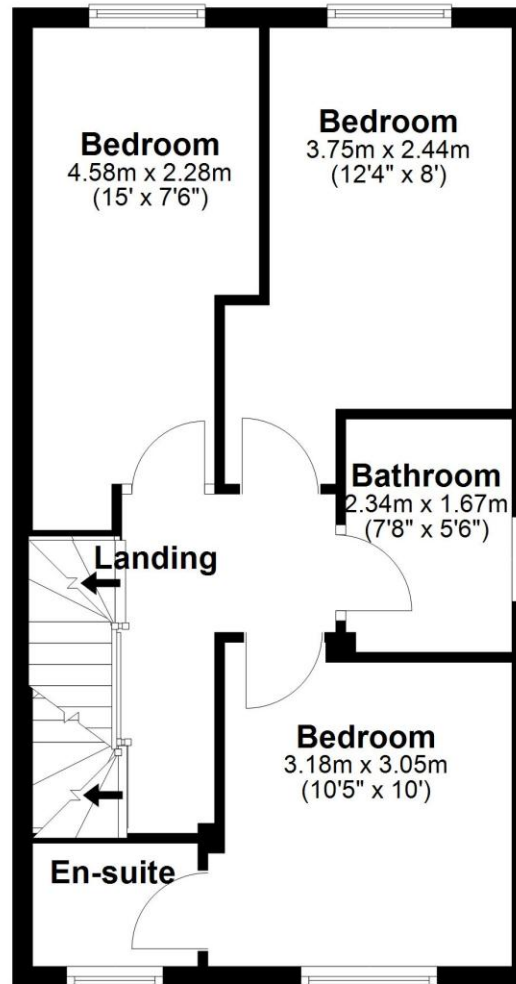
Ground Floor

Approx. 45.3 sq. metres (487.9 sq. feet)



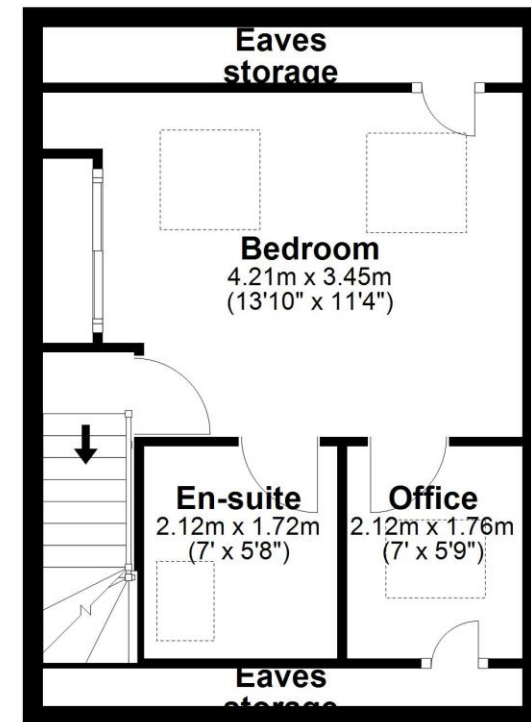
First Floor

Approx. 46.3 sq. metres (498.1 sq. feet)



Second Floor

Approx. 32.8 sq. metres (352.6 sq. feet)



Total area: approx. 124.4 sq. metres (1338.6 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

4 Bedrooms, 3 Bathroom, 1 Reception,

EPC Rating: A

Council Tax Band: C



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

01473 211705

suffolk@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com