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Teasel Close, Ipswich, Suffolk, IP1 6GJ
Guide Price £350,000 to £375,000

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- No Onward Chain
- Henley Gate development
- Cul De Sac Location
- Easy Access To Country Park
- Detached Family Home
- Three Bedrooms
- Spacious Dual-Aspect Lounge
- Fully Integrated Kitchen/Dining Room
- Utility Room & Ground Floor WC
- Bathroom & En-Suite Shower Room
- South Facing Rear Garden

Located on the sought-after Henley Gate development towards the north side of Ipswich lies this beautifully presented three-bedroom detached family home which is just 18 months old and comes with an NHBC warranty. The property is tucked away towards the rear of the development on a corner plot and comes with a low-maintenance rear garden, garage with parking in front, an EV charger, and is being sold with no onward chain. Access to the 60 acre Country Park is on the door step with the walkway only 20 metres away from the front door. As agents, we strongly recommend an early internal viewing to fully

appreciate the quality of accommodation on offer. The property comprises an entrance hall, ground floor cloakroom, a spacious dual-aspect lounge, and a 17ft kitchen/dining room with integrated appliances, along with a separate utility room. The first floor landing provides access to the family bathroom and three bedrooms with custom made sliderobes, one of which benefits from an en-suite shower room.

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.

Entrance Hall: Radiator, staircase rising to the first floor, and doors leading to:

Cloakroom: A two-piece suite comprising a low-level WC and pedestal hand wash basin, along with a radiator and part tiled walls.

Lounge: 17'10" x 10'3" (5.44m x 3.12m) A dual aspect room with windows to the front and side and two radiators.

Kitchen/Dining Room: 17'10" x 10'3" (5.44m x 3.12m) Fitted with a range of modern eye and base units including drawers and under-unit lighting, the kitchen features square edge work surfaces with matching upstands and a sink with drainer. Integrated appliances



include a fridge freezer, dishwasher, oven, and gas hob with extractor hood above. The room offers ample space for a dining table and chairs and benefits from two radiators, as well as windows to the rear and side aspects. French doors open out to the rear garden, and a further door leads to:

Utility Room: The utility has eye and base units with square edge work surfaces, space and plumbing for a washing machine, and an understairs cupboard housing the boiler.

First Floor Landing: Window to the side aspect, an airing cupboard, a

radiator, access to the loft, and doors providing access to the bedrooms and bathroom.

Bedroom: 13'1" x 12'2" (4m x 3.7m) Window to the front aspect, a radiator, built-in wardrobe, and a door leading to:

En-Suite Shower Room: A stylish three-piece suite comprising a shower enclosure, low-level WC and hand wash basin, along with a heated towel rail, part tiled walls, and an opaque window to the front aspect.

Bedroom: 8'11" x 7'5" (2.72m x 2.26m) Window to the side aspect and a radiator.



Bedroom: 10'11" x 9'9" (3.33m x 2.97m) Window to the front aspect and a radiator.

Family Bathroom: A stylish three-piece suite comprising a bath with shower over and shower screen, low-level WC and pedestal hand wash basin, along with a heated towel rail, part tiled walls, and an opaque window to the side aspect.

Outside: The property occupies a corner plot, with the front and side laid to bark and complemented by established shrub borders, all enclosed by elegant black iron railings. A canopy porch provides a welcoming approach to the front door.

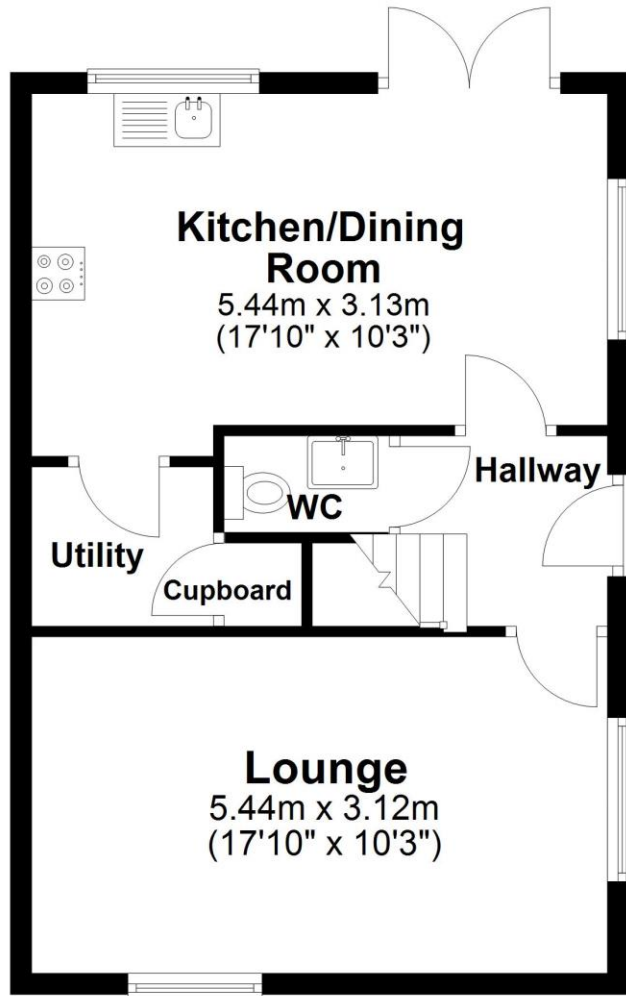
The low-maintenance rear garden is predominantly laid to lawn with a patio area and is fully enclosed by retaining wall and fencing with gated side access to the garage.

Garage: The garage has an up and over door and an EV charger on the outside wall. In front of the garage there is off-road parking.

Communal Charges: There is a charge of £260 per annum for upkeep of communal areas.

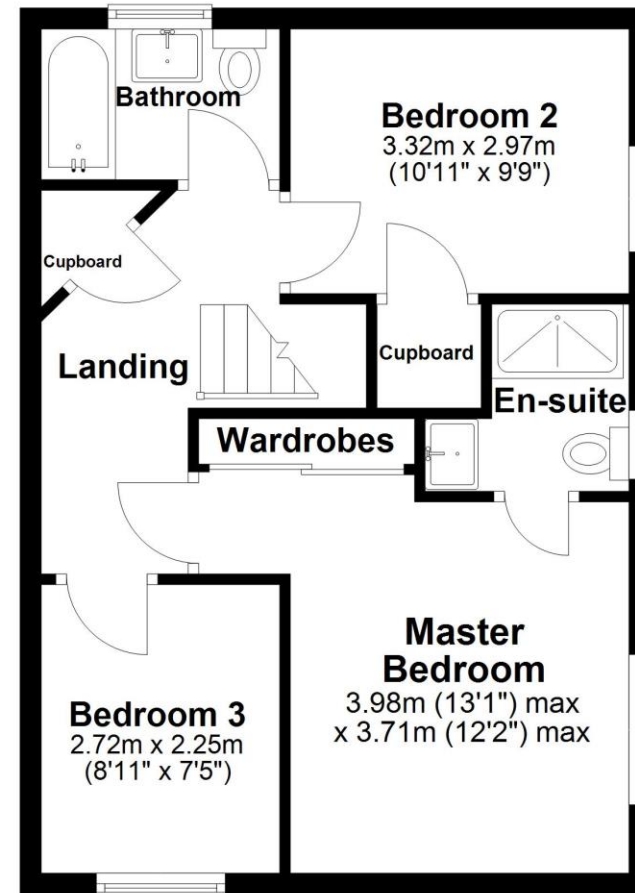
Ground Floor

Approx. 45.1 sq. metres (485.8 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.7 sq. feet)
(excluding Cupboard, Cupboard)



Total area: approx. 87.0 sq. metres (936.5 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

3 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: B

Council Tax Band: C



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