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Beatrice Close, Ipswich, Suffolk, IP3

9LL

Offers in excess of £250,000

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- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- 21ft Fully Integrated Kitchen/Dining Room
- Four-Piece First Floor Bathroom
- Off-Road Parking for Two Cars to Front
- Detached Garage to the Rear



This nicely presented, three-bedroom semi-detached house is tucked away down a cul-de-sac towards the southeast side of Ipswich within the Ipswich Academy School catchment area and offers good access out to the A14 commuter trunk road. Holywells Park and Landseer Park are close by and Murray Road Park is just a short stroll away. The property has undergone a transformation by the current owners including full redecoration throughout and a newly fitted kitchen. A detached garage is accessed via the rear garden and

a private lane to the rear of the property with off-road parking for two cars to the front of the property.

As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises an entrance hall, two reception rooms, 21ft refitted kitchen/dining room with integrated appliances, first floor landing, three bedrooms, and a stylish four-piece family bathroom.

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:** The garden is laid to lawn with shrub borders, a gate to the side leads to the rear garden, and there is a hardstanding area providing off-road parking for two cars.

**Entrance Hall:** Staircase rising to the first floor and doors providing



access to the converted garage and lounge.

**Reception Room:** 16'4" x 7'10" (4.98m x 2.4m) Window to the front aspect, a radiator, and door into the kitchen.

**Lounge:** 16'4" x 10'9" (4.98m x 3.28m) Window to the front aspect, a radiator, ceiling inset spotlights, understairs cupboard, and a set of double doors opening through to:

**Kitchen/Dining Room:** 21'6" x 8'8" (6.55m x 2.64m) The kitchen has been newly fitted with a range of contemporary eye and base cupboards and drawers complemented by under unit

lighting, square edge work surfaces with matching upstands, and a sink and drainer. All the appliances are integrated and include a fridge freezer, washing machine, oven and hob with tiled splashback and extractor above. Other features include a modern vertical radiator, ceiling inset spotlights, built-in larder cupboards, window to the rear aspect, and a sliding patio door opening out to the rear garden.

**First Floor Landing:** Airing cupboard and doors providing access to the bedrooms and bathroom.

**Bedroom One:** 10'9" x 9'10" (3.28m x 3m) Window to the front aspect, a radiator, access to the loft, and a built-in wardrobe.

**Bedroom Two:** 10'6" x 7' (3.2m x 2.13m) Window to the rear aspect, a radiator, and a built-in wardrobe.

**Bedroom Three:** 9'2" x 7'5" (2.8m x 2.26m) Window to the front aspect, a radiator, and a built-in cupboard.

**Family Bathroom:** A stylish four-piece suite comprising a freestanding bath, walk-in shower enclosure, low-level WC and vanity hand wash basin with drawers beneath. The bathroom also has a heated towel rail, tiled floor, half-

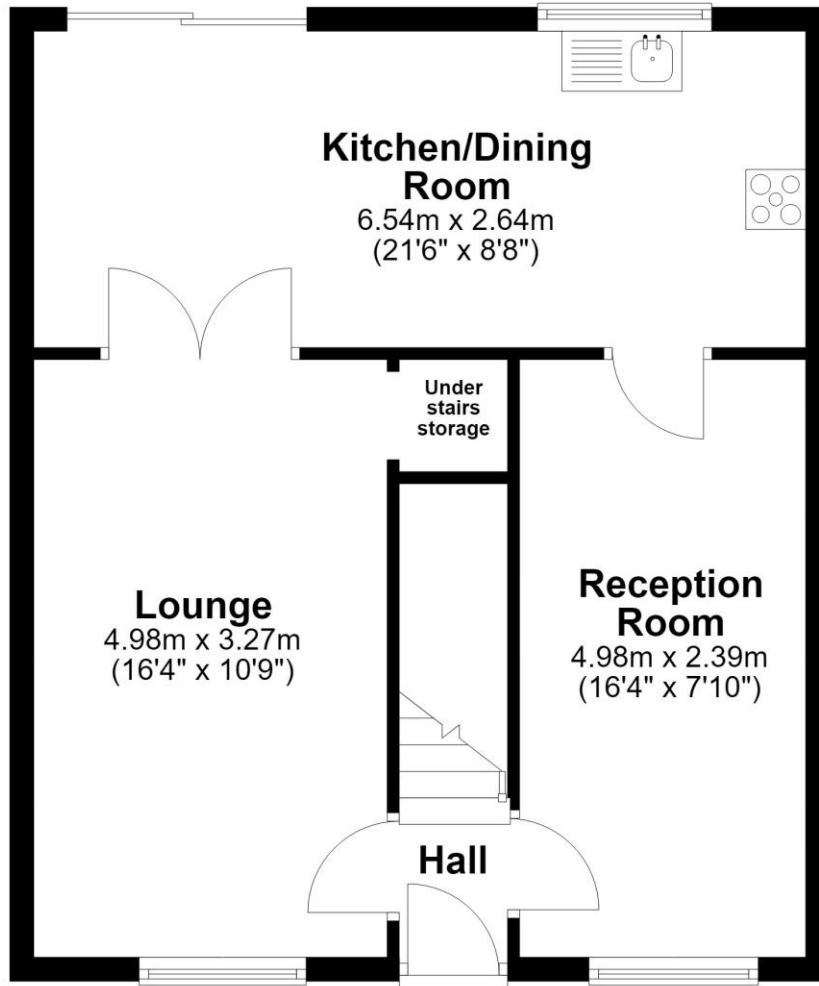
height tiled walls, and an opaque window to the rear aspect.

**Outside - Rear:** The garden has a laid to lawn area, patio seating area, outside tap, door to the garage, and is fully enclosed by fencing.

**Garage:** 16'1" x 9'10" (4.9m x 3m) Double doors to the front open onto a shared driveway which is accessed via a private lane, there is power and light connected, a pedestrian door opening out to the rear garden, and a window.

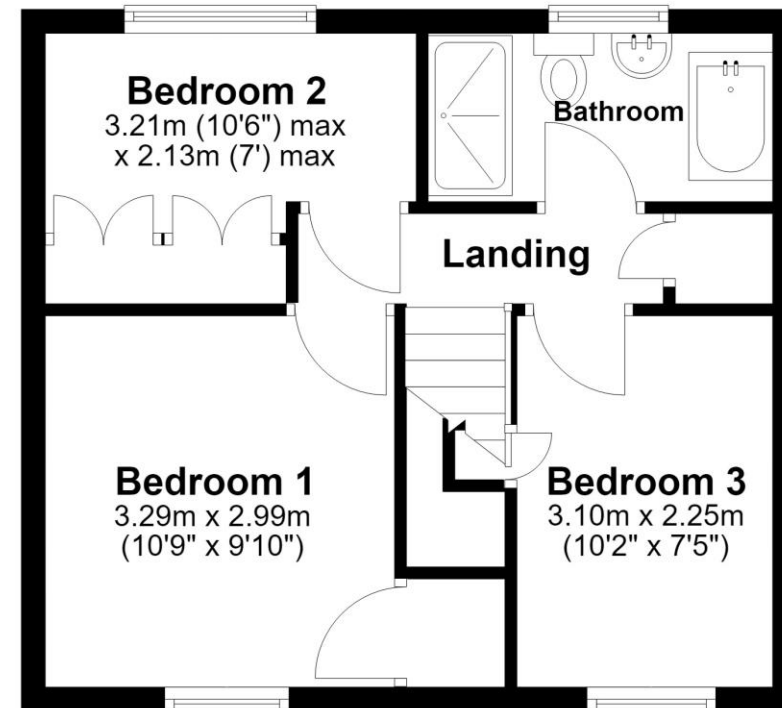
## Ground Floor

Approx. 49.7 sq. metres (535.2 sq. feet)



## First Floor

Approx. 33.1 sq. metres (356.0 sq. feet)



Total area: approx. 82.8 sq. metres (891.2 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, 1 Bathroom, 2 Reception,

EPC Rating: C

Council Tax Band: C



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