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Egglestone Close, Ipswich, Suffolk,  
IP2 9SR

Guide Price £290,000 to £300,000

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- No Onward Chain
- Detached House
- Three Double Bedrooms
- Lounge & Garden Room
- First Floor Shower Room
- Landscaped Rear Garden
- Garage & Off-Road Parking



\*\*Guide Price £300,000 to £325,000\*\*

This beautifully presented three-bedroom detached house, tucked away at the end of a cul-de-sac towards the southwest side of Ipswich and offering good access out to the A12 and A14 commuter trunk road, is being sold with no onward chain. The current owners have added a garden room to the rear of the property creating extra entertaining

space and the property comes with a landscaped rear garden, garage, and ample off-road parking.

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.

**Entrance Hall:** Radiator, turning staircase with opaque window to the side aspect and wooden balustrades, understairs cupboard, and doors to the cloakroom and kitchen.

**Cloakroom:** A two-piece suite comprising low-level WC and vanity hand wash basin with storage beneath and decorative tiled splashback; and opaque window to the front aspect.

**Kitchen:** 11'11" x 10'6" (3.63m x 3.2m) Fitted with a range of matching eye and base level units, roll edge work surfaces, sink and drainer, and tiled splashbacks. The oven, gas hob and extractor hood are all integrated and there is space for a washing machine,



dishwasher and American style fridge freezer. There is a radiator, tiled floor, window to the front aspect, door opening out to the side, and archway through to:

**Lounge:** 19'11" x 10'11" (6.07m x 3.33m) Window to the rear aspect, feature fireplace, radiator, and French doors opening through to:

**Garden Room:** 14'9" x 9'9" (4.5m x 2.97m) French doors opening out to the rear garden, windows to the rear and side aspects, vaulted ceiling with skylight

windows, and underfloor heating.

**First Floor Landing:** Doors to the bedrooms and shower room.

**Bedroom One:** 14'3" x 9'7" (4.34m x 2.92m) Window to the rear aspect and radiator.

**Bedroom Two:** 11'1" x 10'3" (3.38m x 3.12m) Window to the rear aspect and radiator.

**Bedroom Three:** 9'7" x 9'6" (2.92m x 2.9m) Window to the front aspect and radiator.

**Shower Room:** A three-piece suite comprising double-size shower enclosure with rainfall



showerhead, low-level WC and pedestal hand wash basin.

There is a large built-in cupboard, heated towel rail, tiled splashbacks, and opaque window to the front aspect.

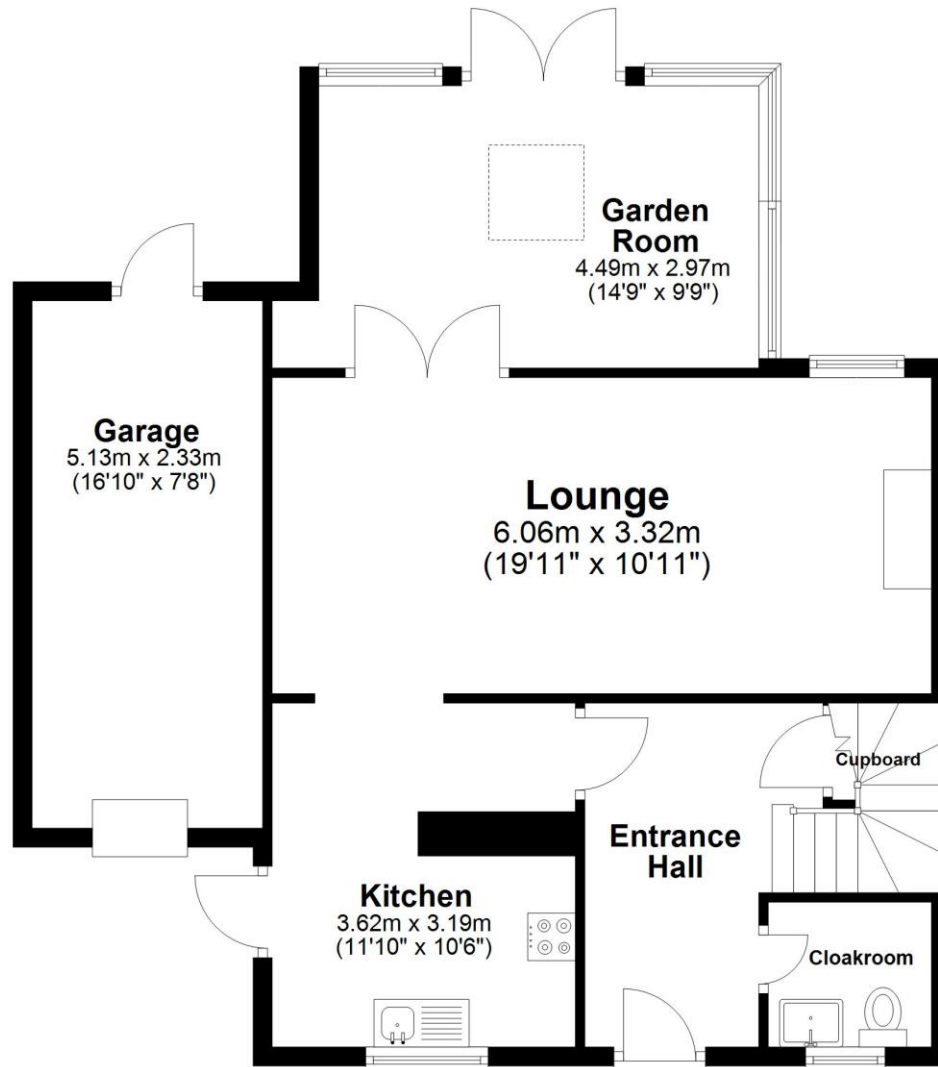
**Outside:** There is a large block-paved driveway to the front and along the side providing off-road parking for several cars in front of the garage. There is a gate to the side leading to the rear garden and a canopy porch over the front door. The landscaped garden is predominantly laid to lawn with

shrubs, flowers and mature hedging, there is a large patio seating area, door to the garage, and is enclosed by fencing.

**Garage:** 17'1" x 7'10" (5.2m x 2.4m) Up and over door, power and light connected, and pedestrian door opening out to the rear garden.

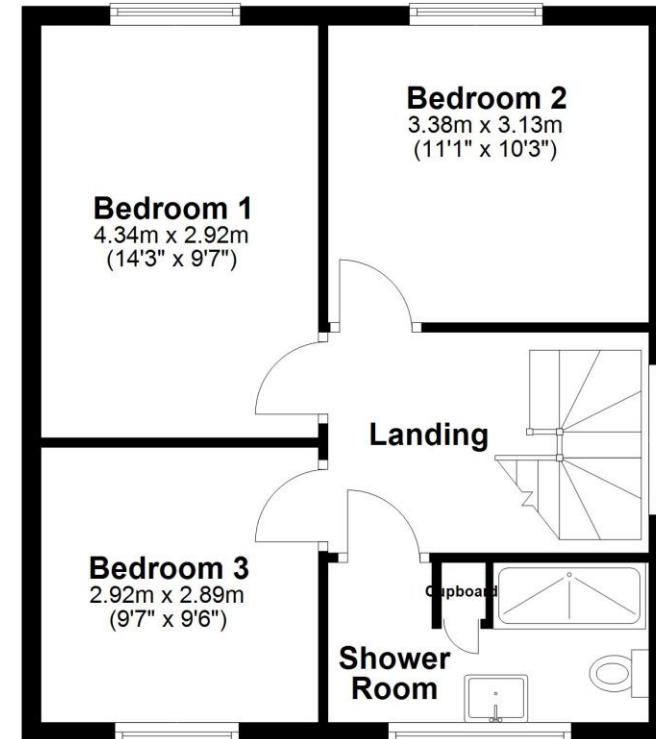
## Ground Floor

Approx. 78.5 sq. metres (845.3 sq. feet)



## First Floor

Approx. 46.9 sq. metres (504.5 sq. feet)



Total area: approx. 125.4 sq. metres (1349.8 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: To be confirmed

Council Tax Band: C



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