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Hyntle Close, Ipswich, Suffolk, IP2
ODP
Guide Price £260,000 to £270,000

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- Extended End Terraced Property
- Three Bedrooms
- Garden Room
- Downstairs Cloakroom
- Garage & Off-Road Parking
- Low Maintenance Rear Garden



Situated to the south west of Ipswich and offering good access to Ipswich train station and both the A12 and A14 sits this very nicely presented and extended three-bedroom end terrace family home. Tucked away in a corner of a cul de sac the property is also offered to market with a garage and an off-road parking space in front of the property. As agents, we recommend the earliest possible internal viewing to appreciate the quality of

accommodation on offer which comprises a modern fitted kitchen, ground floor cloakroom, a large lounge which opens through to a stunning garden room which has a large vaulted ceiling and doors opening out to the rear, whilst to the first floor are three bedrooms and a modern fitted 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: There is a well-stocked front garden with a pathway to the front door shrub and flowerbed borders. The garage is also at the front of the property along with the off-road parking.

Front Door: Into:-



Entrance Hall: Built in double cupboard which houses both the boiler and space and plumbing for a washing machine and there is tiled flooring.

Cloakroom: Two-piece suite comprising wc and hand wash basin with tiled floor and part tiled walls.

Kitchen: 10'1" x 9'4" (3.07m x 2.84m) Window to the front aspect, fitted with a matching range of modern eye and base level units with worktops, tiled splashbacks, sink and drainer,

integrated hob, oven and extractor, tiled flooring and space for a larger style fridge freezer.

Lounge: 16'4" x 12' (4.98m x 3.66m) Built in shelving, stairs up to the first floor, radiator and opens through to the wonderful garden room which has been added on to the rear of the property.

Garden Room: 12'8" x 9'5" (3.86m x 2.87m) Vaulted ceiling, upright radiator, windows to the rear aspect and door opening out to the rear garden.

Landing: Doors to:

Bedroom One: 11'9" x 8'11" (3.58m x 2.72m) Window to the rear aspect, access to the loft and radiator.

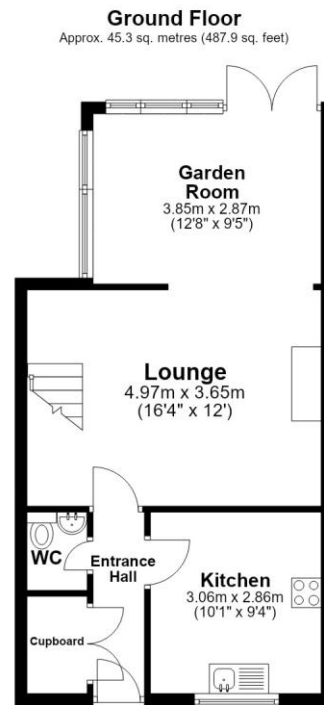
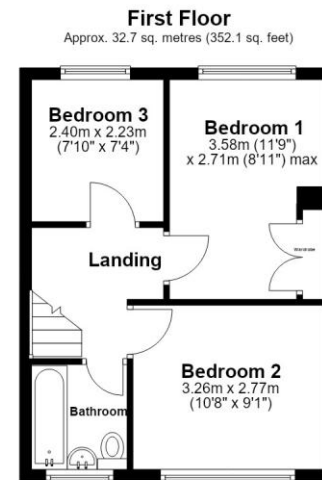
Bedroom Two: 10'8" x 9'1" (3.25m x 2.77m) Window to the front aspect and radiator.

Bedroom Three: 7'10" x 7'4" (2.4m x 2.24m) Window to the rear aspect, radiator and built in wardrobe.

Bathroom: Frosted window to the front aspect, three-piece suite comprising bath with shower screen and shower over,

WC and hand wash basin, part tiled walls and tiled floor.

Outside – Rear: The low maintenance courtyard rear garden is enclosed by panel fencing; there is a patio and raised shingle borders with side access via a side gate.



Total area: approx. 78.0 sq. metres (840.0 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, 1 Reception,

EPC Rating: D

Council Tax Band: B



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