

# KEYSTONE



## Malkin Close, Ipswich, IP1 6FE Offers In Excess Of £220,000

Semi-Detached House  
Modern Refitted Kitchen  
Modern Refitted Bathroom  
Allocated Parking  
No Onward Chain

Two Double Bedrooms  
Lounge/Diner  
Enclosed Garden  
Cul-De-Sac Location  
Cloakroom

# Malkin Close, Ipswich IP1 6FE

Nestled in the tranquil cul-de-sac of Malkin Close, this immaculate semi-detached house presents a wonderful opportunity for those seeking a charming and modern home. The property has been refurbished to an exceptional standard, ensuring that every corner reflects quality and attention to detail.

Upon entering, you are greeted by a spacious reception room, perfect for both relaxation and entertaining. These versatile space can easily adapt to your lifestyle, whether you envision a cosy living area or a formal dining area and a modern refitted kitchen, the two well-appointed bedrooms offer a peaceful retreat, ideal for restful nights and rejuvenating mornings.

The bathroom has a modern design, providing a serene space for your daily routines. The entire property boasts a fresh and contemporary feel, making it easy to move in and start enjoying your new home immediately.

With its desirable location in a quiet cul-de-sac, this house offers a sense of community while still being conveniently close to local amenities and transport links. This property is perfect



#### Front Entrance

Leading to Hallway with stairs to first floor and a radiator.

#### Lounge/Diner

14'8 x 12'9

French doors to rear, two radiators and a built-in understairs cupboard.

#### Kitchen

9'8 x 6'1

Re-fitted with a range of base units and drawers with matching wall mounted cabinets, a sink & drainer, space for a washing machine. built-in oven with hob and extractor over, wall mounted boiler, fridge/freezer and window to front.

#### Cloakroom

Fitted with WC, pedestal wash basin, heated towel rail, tiled splashbacks and window to front.

#### First floor

Landing.

#### Bedroom 1

13'0 x 9'0

With window to rear, radiator and built-in double wardrobe.

#### Bathroom

Re-fitted with panelled bath, vanity inset sink with storage below, WC, heated towel rail, tiled splashbacks and tiled flooring.

#### Bedroom 2

13'0 x 8'4

With window to front, radiator and built-in cupboard.

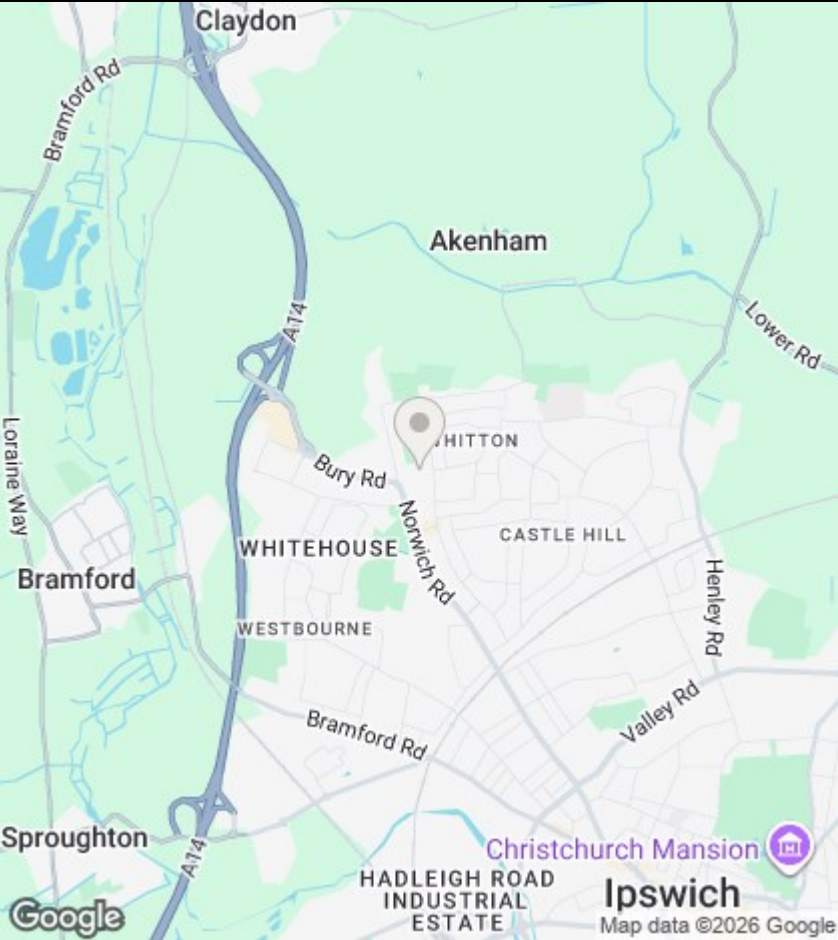
#### Outside

To the front of the property, there is an allocated parking space.

The rear garden is low maintenance and has a small patio area which is predominantly laid to gravel and is enclosed by timber fencing.

#### Agents Note

The property has been refurbished to a very high standard and has had new flooring throughout and refitted kitchen and bathroom.



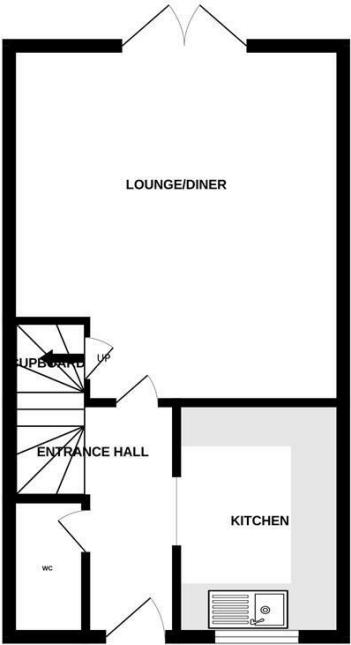
Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

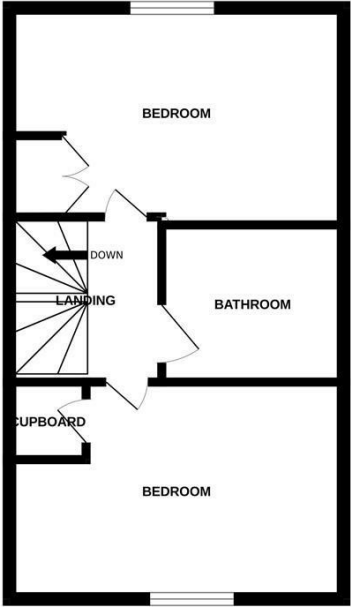
EPC Rating:  
C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 89                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 74      |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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