



Mallard Way, Ipswich, Suffolk
£270,000

A truly superb three bedroom end terraced house that has undergone a modernisation and refurbishment programme since the property was acquired approximately six years ago.

- THREE BEDROOM END TERRACE
- EAST FACING GARDEN
- RECENTLY RE-WIRED WITH SEPARATE FUSE BOARD FOR GARDEN AND GARAGE
- OFF ROAD PARKING FOR 3 CARS
- EASY ACCESS TO A12/A14
- LARGE METAL STORAGE SHED
- DOUBLE GLAZING ONLY A YEAR OLD
- NEEDS TO BE SEEN TO BE APPRECIATED

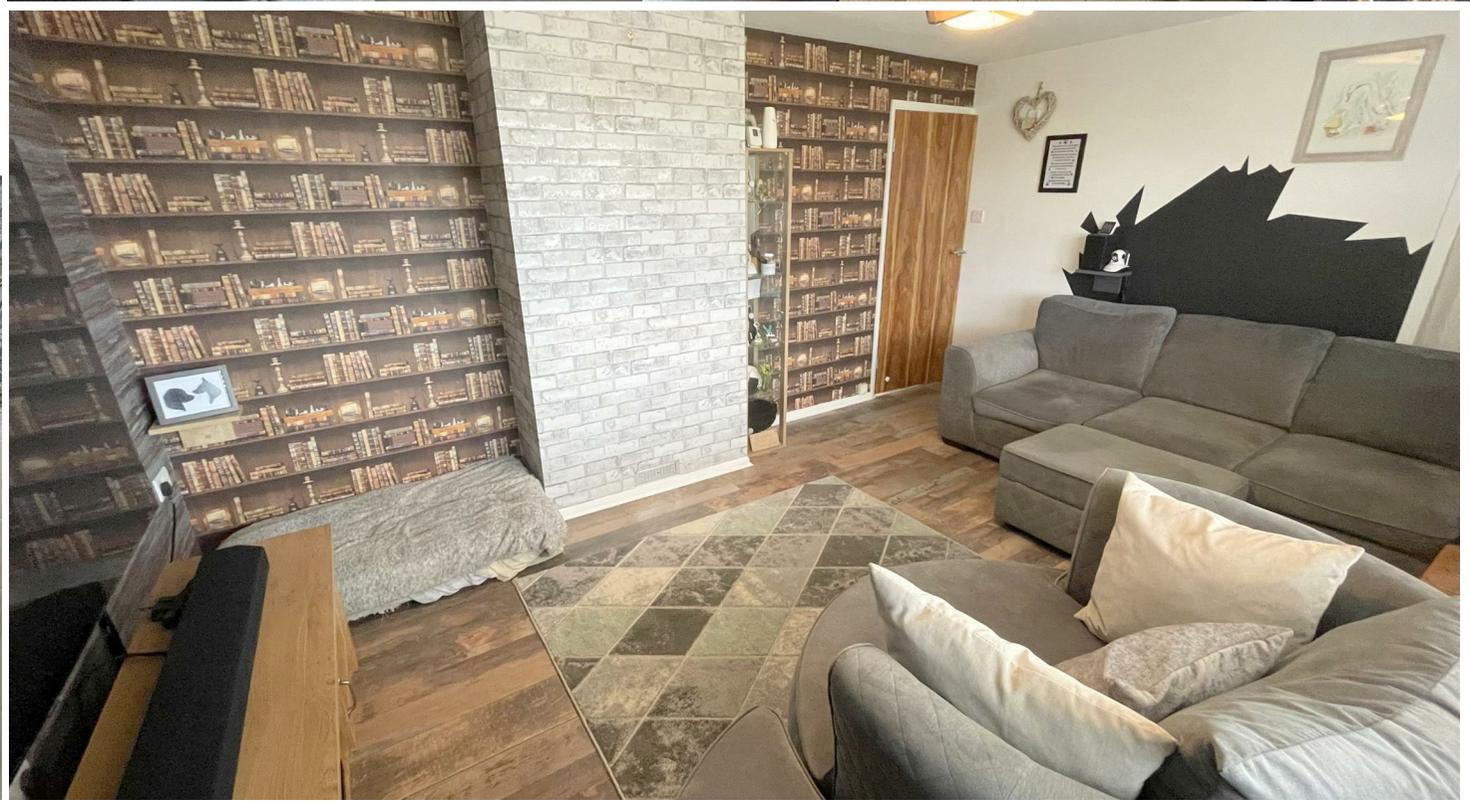


PROPERTY:

A fantastic opportunity to acquire this truly superb three bedroom end terraced house located on this popular development close to the A12/A14 junction and close to most amenities including shopping and schooling to name a few. This well presented home has undergone and extensive renovation programme over the last six years by the present owners to include:- rewiring, new windows, new heating system, kitchen renovation, shower room, rendering and re-decoration. Outside the property the gardens form a particularly nice feature with different areas, whilst the front is approached by an attractive block paved driveway with parking for approximately three vehicles.

LOCATION:

Chantry is a popular development situated to the South West of Ipswich offering a large array of amenities including local shops, supermarkets, takeaways, doctors surgeries, schools and regular bus routes. The property is ideally located for access to Suffolk One college, the A12 / A14 commuter road links, Copdock Interchange and Tesco Superstore and has regular bus links into the town centre.



PORCH/UTILITY:

14'5" x 3'10" (4.39m x 1.17m)

Entrance porch leading to property and the right hand side of the porch there is a sink with space for a washing machine.

LOUNGE:

15'5" x 10'11" (4.70m x 3.33m)

Double glazed window to front, wall mounted radiator and under stairs cupboard.

KITCHEN/DINER:

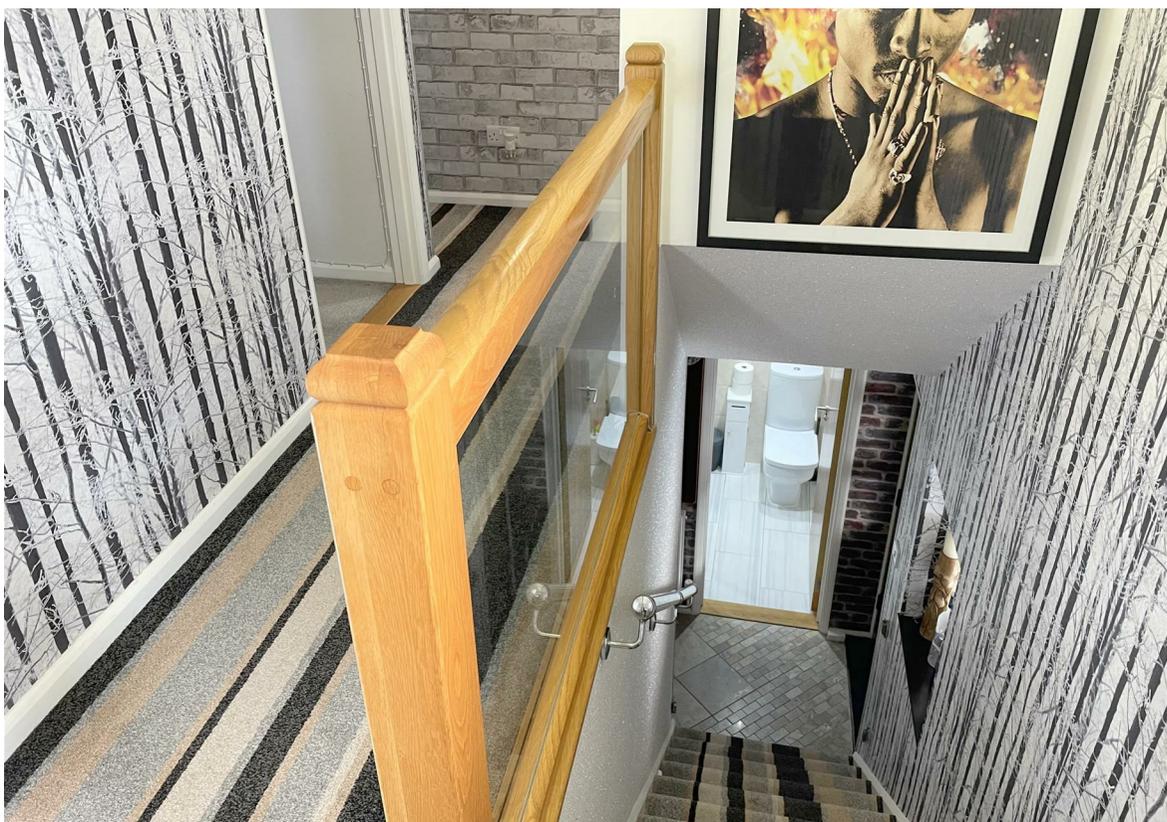
12'3" x 9'5" (3.73m x 2.87m)

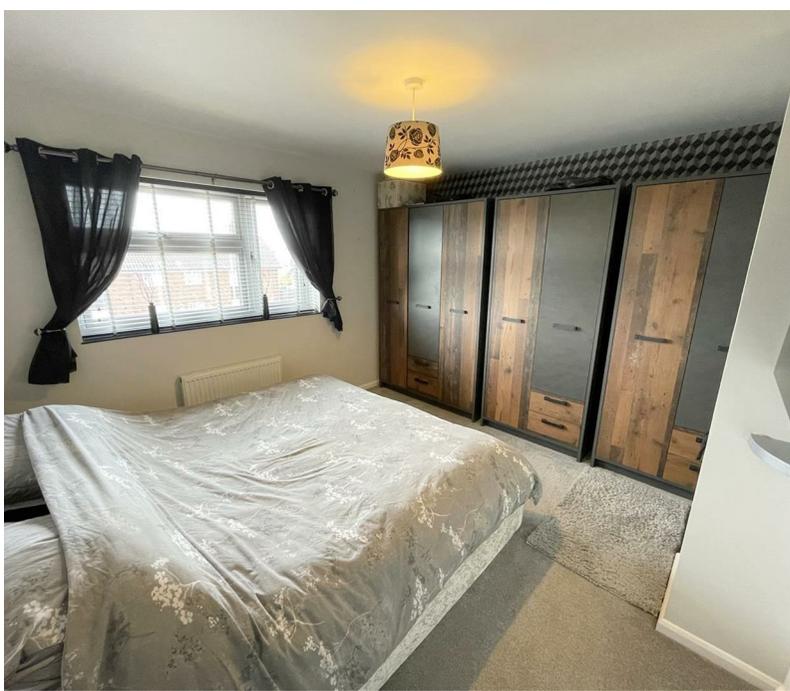
Double glazed window to rear, range of wall and base units with roll top work surface, sink with drainer, integrated extractor with space for oven and dishwasher. Wall mounted radiator and door to rear garden.

SHOWER ROOM:

5'11" x 5'2" (1.80m x 1.57m)

Double glazed obscure window to rear, three piece suite comprising of shower cubicle, low level WC and hand wash basin, wall mounted radiator and tiled flooring.





FIRST FLOOR LANDING:

Doors off

BEDROOM ONE:

12'5" x 10'11" (3.78m x 3.33m)

Double glazed window to front and wall mounted radiator.

BEDROOM TWO:

9'2" x 9'1" (2.79m x 2.77m)

Double glazed window to rear and wall mounted radiator.

BEDROOM THREE:

9'8" x 6'3" (2.95m x 1.91m)

Double glazed window to rear, wall mounted radiator.

GARDEN:

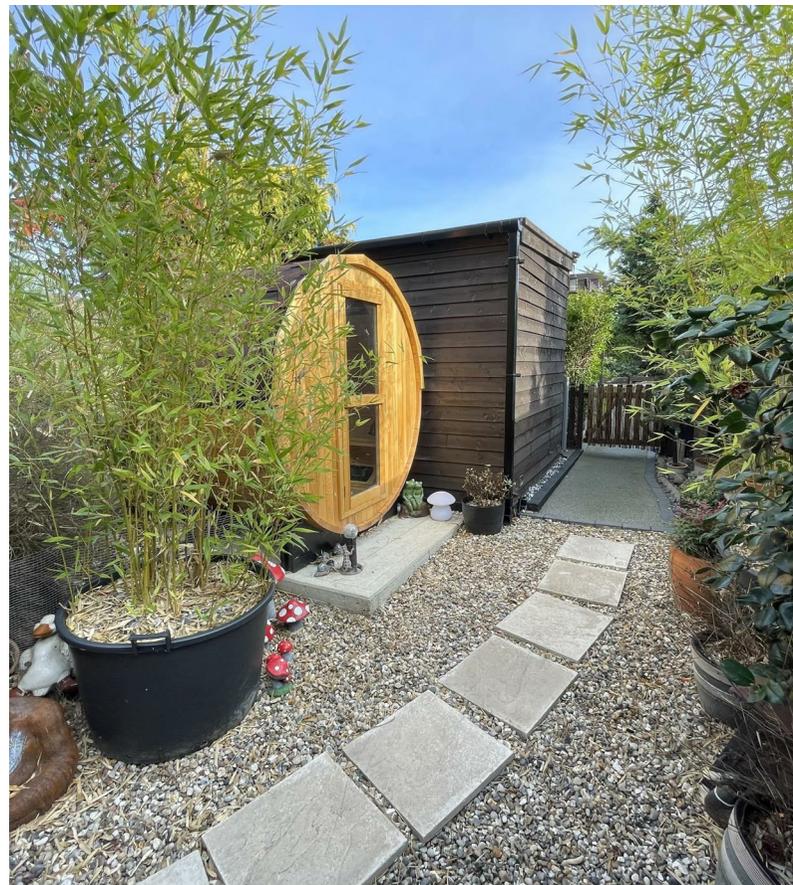
The rear garden is east facing which is mainly laid to turf, with a bar/patio area, mature borders and access via the side gate which has a light.

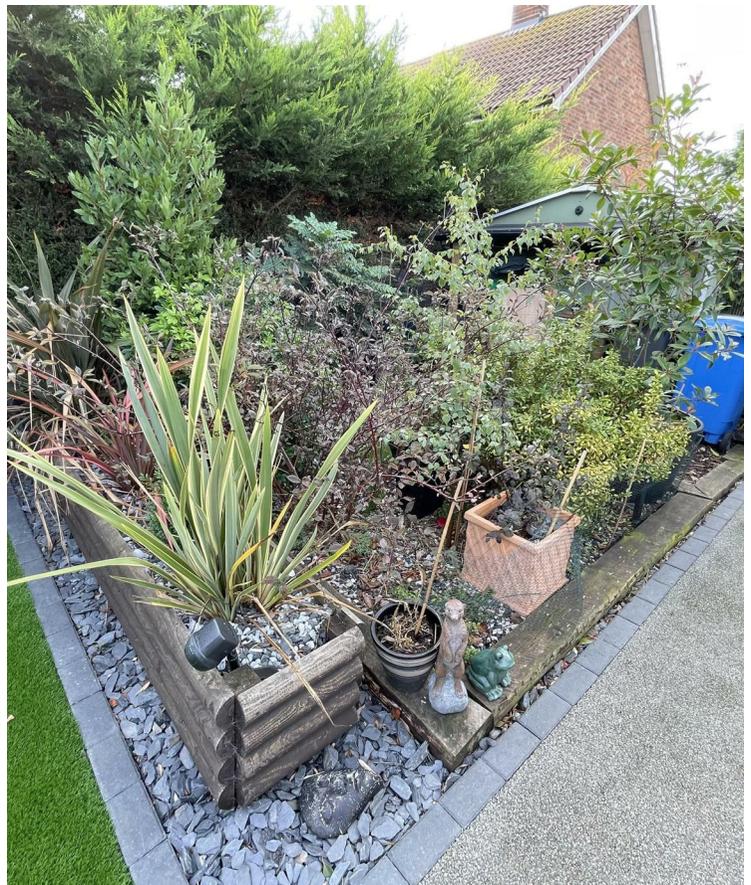
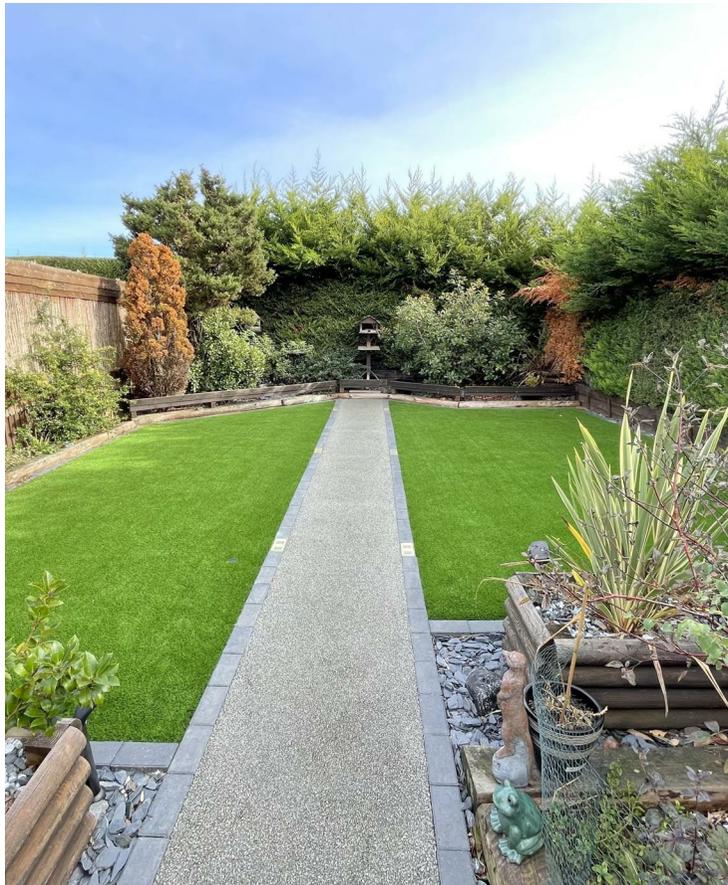
FRONT OF THE PROPERTY:

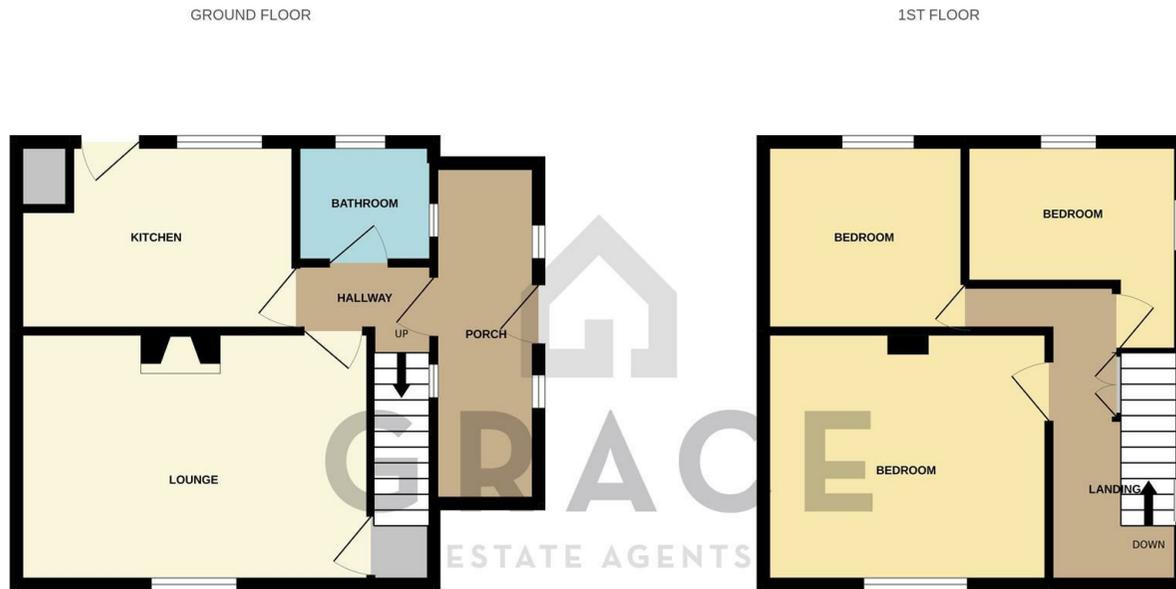
Block paved drive offering parking for 3 cars.

AGENT'S NOTE:

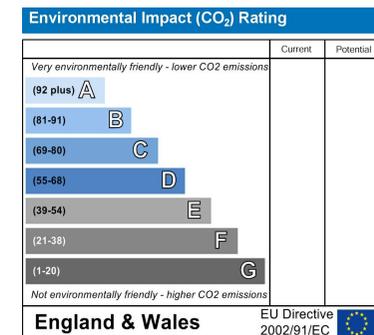
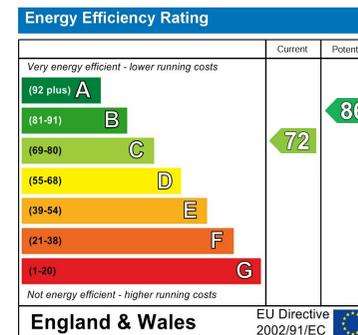
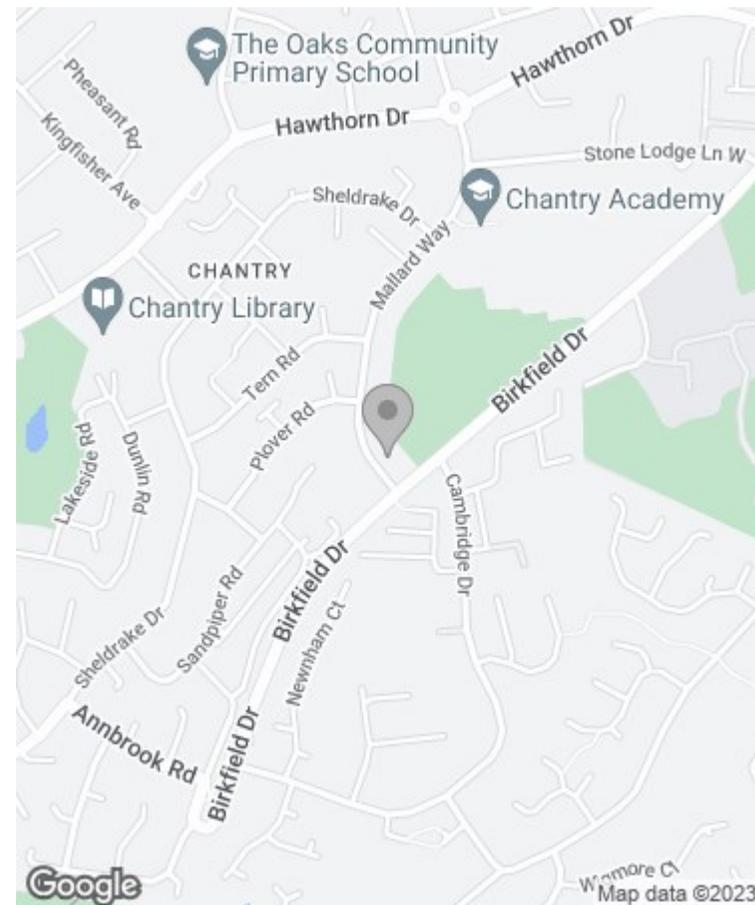
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Viewing

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