



Platters Close, Ipswich,
£265,000

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- **SEMI DETACHED HOUSE**
- **THREE BEDROOMS**
- **21'10 LOUNGE/DINER**
- **RECENTLY FITTED MODERN KITCHEN**
- **CHAIN FREE**
- **MODERN BATHROOM**
- **PATIO DOORS TO GARDEN**
- **OFF ROAD PARKING/DRIVEWAY**
- **CLOSE TO RETAIL PARKS AND SHOPS**
- **ACCESS TO A12/A14**



CHAIN FREE: A truly well presented three bedroom semi detached house located in a lovely cul de sac location close to shops schools retail parks and junction for the A12/A14.

PROPERTY:

CHAIN FREE: Nestled in the charming area of Platters Close, Ipswich, this delightful semi-detached house offers a perfect blend of comfort and convenience. Built in approximately 1985, the property spans an impressive 904 square feet, providing ample space for families or those seeking a bit more room to breathe.

Upon entering, you are welcomed into a well-proportioned reception room, ideal for both relaxation and entertaining guests. The house boasts three inviting bedrooms, each offering a peaceful retreat at the end of a long day. The bathroom is thoughtfully designed, catering to the needs of modern living.

One of the standout features of this property is the parking space available for three vehicles, a rare find in many urban settings. This added convenience ensures that you will never have to worry about finding a parking spot after a busy day.

The location of Platters Close is particularly appealing, with easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. The surrounding area is known for its friendly community atmosphere, providing a welcoming environment for all residents.

Council Tax : Band C
Ipswich



LOCATION:

The property is situated to the South East side of Ipswich offering good access out to the A14 commuter trunk road as well as retail a retail park shops and supermarkets.. The county town of Ipswich offers a wide range of local amenities including schools, University, shops, doctors, dental surgeries, hospital, two theatres, parks, recreational facilities and mainline railway station providing direct links to London Liverpool Street Station. The town has also undergone an extensive rebuilding and a gentrification programme principally around the vibrant waterfront which now boasts some lovely bars and restaurants.

ENTRANCE HALLWAY:

Double glazed entrance door to:- staircase to first floor, radiator, alcove and storage under stairs.

LOUNGE/DINER:

21'10 x 11'3 red 8'7 (6.65m x 3.43m red 2.62m)

Bow style window to front elevation, two radiators, brick style fire place with inset coal effect gas fire and double glazed patio doors to rear garden.



KITCHEN:

8'10 x 8'4 (2.69m x 2.54m)

Double glazed window to and door to rear garden, stainless steel sink unit inset to work top with cupboards under, a range of modern floor standing cupboards and drawers and units with adjacent work tops, wall mounted matching cupboards, heated towel radiator, integrated fridge /freezer, space for washing machine, stainless steel filter hood over a four ring gas hob and electric oven under.



LANDING:

Double glazed window to side elevation,

BEDROOM ONE:

10'5 red 8'7 x 11'8 (3.18m red 2.62m x 3.56m)

Double glazed window front elevation and radiator.



BEDROOM TWO:

9'11 x 9'9 (3.02m x 2.97m)

Double glazed window to rear elevation and radiator.



BEDROOM THREE:

8'3 x 7'4 (2.51m x 2.24m)

Double glazed window to rear elevation, radiator and access to loft space.

BATHROOM:

8'9 x 8'5 red 4'9 (2.67m x 2.57m red 1.45m)

Two double glazed frosted window to front elevation, heated towel rail, drop light switch, built in boiler cupboard, low level WC, wash hand basin with mixer tap and vanity cupboard under, panel bath with hand grips.

FRONT GARDEN:

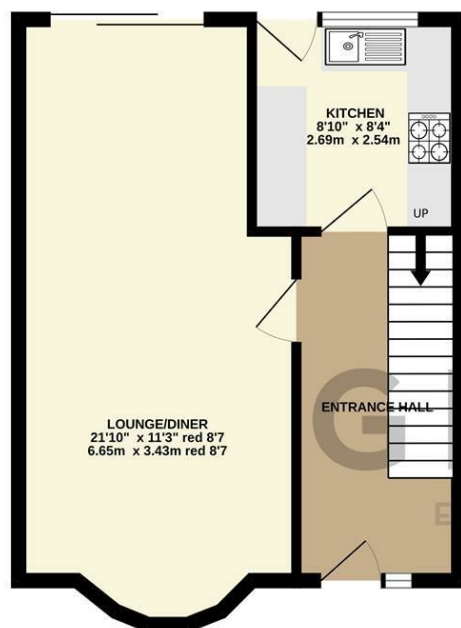
Open plan laid mainly to driveway with off road parking for approximately Three vehicles, lawned area and side access.

REAR GARDEN:

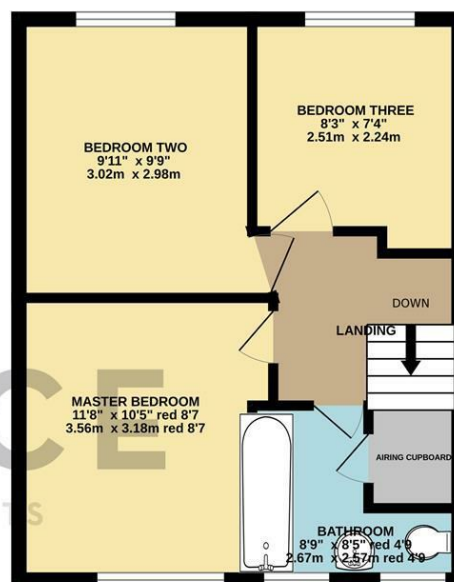
Extending to approximately 30ft, paved patio area, outside water tap, rear decked area, timber shed, and side access.



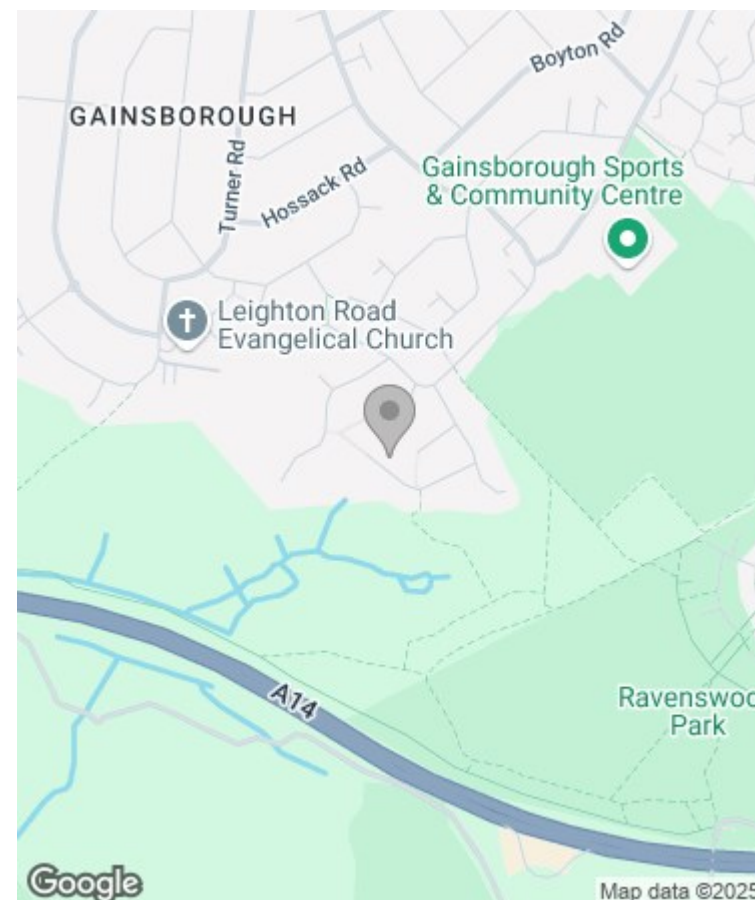
GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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