



GRACE

ESTATE AGENTS

Malkin Close, Ipswich,  
£245,000





GRACE ESTATE AGENTS are delighted to present this beautiful two-bedroom semi-detached house, tucked away in a quiet modern cul-de-sac in Ipswich and recently renovated to a high specification throughout. This property is ideal for a first-time buyer looking to move straight in with no work required.

The home benefits from an allocated parking space and a contemporary finish that blends style with practicality. Upon entry, you are welcomed into a bright and spacious hallway, with a convenient downstairs cloakroom to the left and a newly refitted modern kitchen to the right. The hallway flows through to a generous open-plan lounge/diner, flooded with natural light and featuring double doors that open directly onto the rear garden—perfect for entertaining or relaxing.

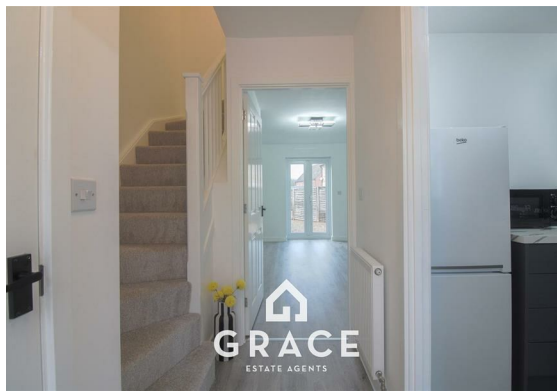
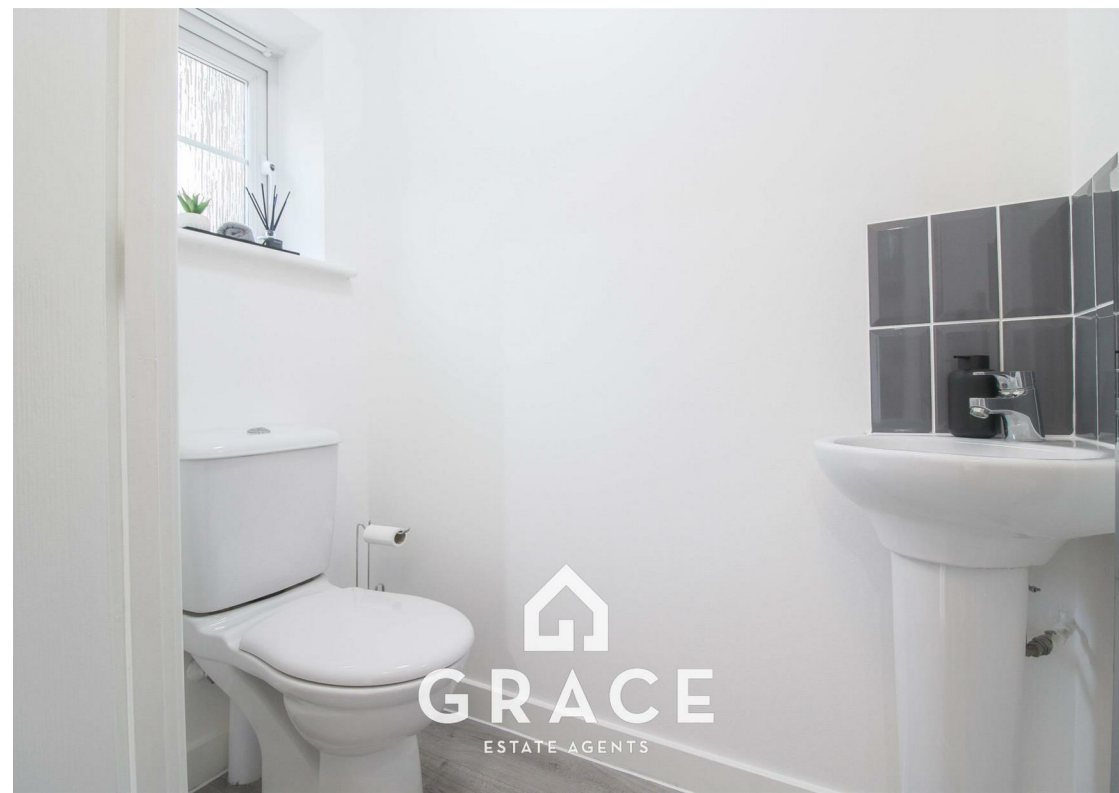
Upstairs, the property continues to impress with two well-proportioned bedrooms, both offering ample built-in storage and newly fitted carpets. Made-to-measure slatted Venetian blinds dress the windows, allowing light levels to be adjusted with ease. A fully modernised bathroom suite, finished with stylish matte black fittings, completes the first floor. Low-energy feature lighting throughout enhances the home's elegant and contemporary feel.

Ideally located within walking distance of Anglia Retail Park, the property offers easy access to a wide range of popular retailers and eateries including Dunelm, The Range, B&M, Costa, KFC, Burger King, Tim Hortons, and a large Asda superstore. The A14 (Junction 53) is close by, providing excellent transport links, while Ipswich town centre and the railway station—offering direct services to London Liverpool Street in approximately 70 minutes—are just a 10-minute drive away. The area is also well served by local schools, parks, and everyday amenities.

This is a stylish, low-maintenance home in a convenient and sought-after location, early viewing is highly recommended.

### Entrance Hall

Accessed via a double-glazed entrance door, the hallway features modern lighting, radiator, and provides access to the cloakroom, kitchen, and lounge/diner, with the staircase rising to the first floor.







### Kitchen

9'10" x 6'0" (3.01 x 1.85)

Newly fitted modern kitchen with double-glazed window to front aspect and made-to-measure large-slat venetian blind. Matching eye-level and base unit cupboards with white marble-effect work tops over, integrated oven and hob, single-bowl sink with side drainer, space for fridge freezer, space for a washing machine. The wall-mounted boiler is housed within a cupboard. All appliances (oven, hob, fridge freezer) remain after sale.

### Lounge/Diner

14'6" x 13'0" (4.43 x 3.98)

Double glazed French doors to rear aspect that give access to the rear garden. Two radiators, built in storage cupboard and modern light feature.

### Cloakroom

Low level W/C with tiled splash backs and chrome heated towel rail. Double glazed Window to front aspect and hand wash basin.

### Bedroom One

13'0" x 9'0" (3.98 x 2.76)

Fitted double wardrobe, radiator, large-slat made-to-measure venetian blind and double glazed window to the rear aspect.

### First Floor Landing

Smooth ceilings with feature lighting and doors leading to both bedrooms and the family bathroom.

### Bedroom Two

13'0" x 8'5" (3.98 x 2.57)

Built in storage cupboard, radiator, made-to-measure venetian blind and double glazed window to the rear aspect.

### Bathroom

Oversized matte travertine-effect tiles, integrated vanity unit, panelled bath with shower attachment, matte black hardware throughout, black heated towel rail, fully tiled flooring, and recessed spotlights.

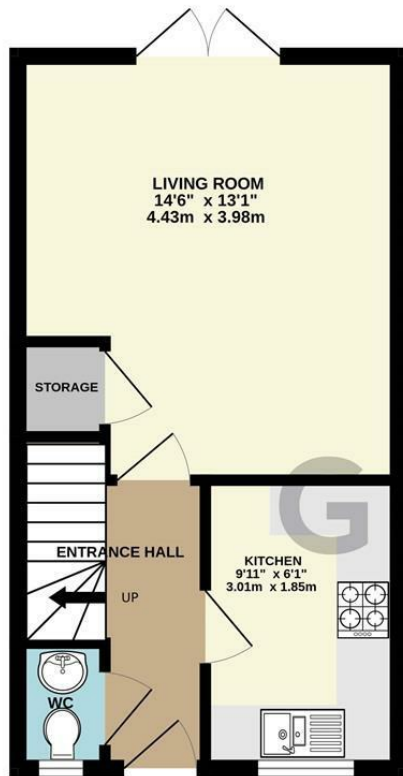
### Outside

The front of the property features decorative white stones and a pathway leading to the entrance door, with matching stones set in front of the property's private allocated parking bay. Gated side access leads to a generously sized, low-maintenance rear garden and fenced boundaries.

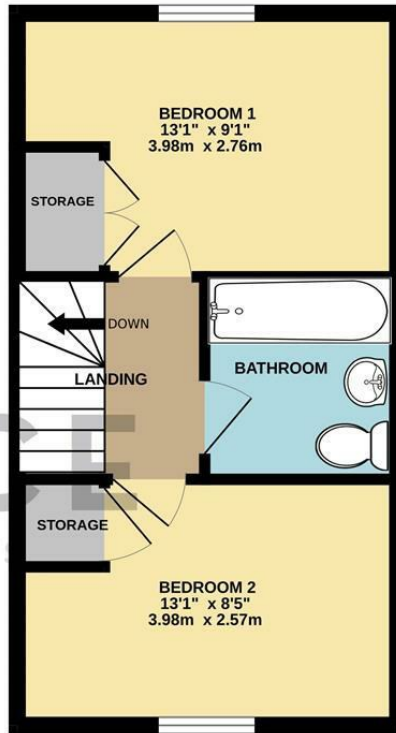




GROUND FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



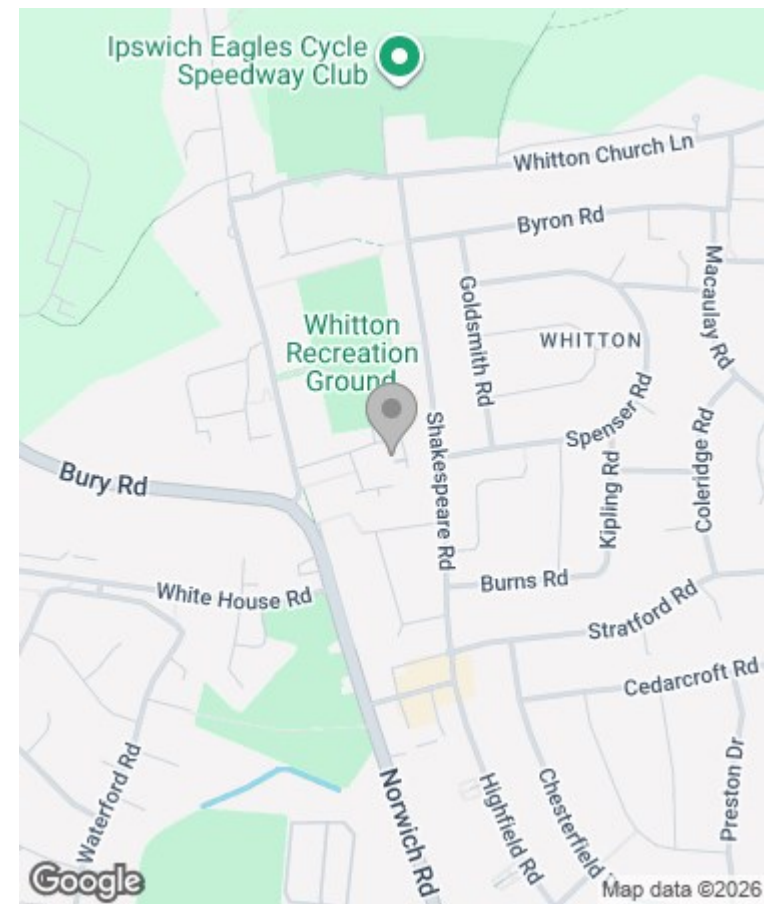
TOTAL FLOOR AREA : 638 sq.ft. (59.2 sq.m.) approx.

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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## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	