



ipswich & suffolk



Maudslay Road, Ipswich, IP1 5PN

Guide Price £250,000 Freehold



ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

A very well presented, thoroughly modernised and remodelled, three bedroom semi-detached family home of comfortable proportions, situated within a popular development to the western fringes of Ipswich, convenient to supermarkets/stores, restaurants, and the A14. The striking, super stylish accommodation comprises; entrance lobby, spacious sitting room, contemporary kitchen with integrated appliances, and dining room on the ground floor, with landing, three bedrooms and designer family bathroom on the first floor. To the outside there is driveway parking and access to an attached garage, whilst to the rear there is an attractive, southerly facing enclosed garden with mature lawn, porcelain tiled entertainment patio, and raised and retained beds. Further benefits include replacement double glazing throughout and a modern combination boiler which is approximately four years old. Early viewing to fully appreciate the quality, and level of improvement this family home has undergone in recent years, is highly recommended.



COMPOSITE DOOR TO

ENTRANCE LOBBY

Radiator, wood effect flooring, stairs rising to first floor, inset LED ceiling lights, door to sitting room.

SITTING ROOM

11' 1" x 14' 7" approx. (3.38m x 4.44m) Double glazed window to front, radiator, media surface with broadband and telephone point, wall mounted television point, feature wood panelling, low level plinth with LED over floor downlighting, wood effect flooring, inset LED ceiling lights, opening through to kitchen and dining room.

KITCHEN AND DINING ROOM

14' 8" x 10' 6" approx. (4.47m x 3.2m) Double glazed window to rear, radiator, a comprehensive contemporary range of matt finish bi-colour fronted cupboard and drawer fitted units with marble effect work surfaces and matching uprights, inset composite sink drainer unit with mixer tap, built-in electric oven and grill with inset induction hob and cupboard concealed extractor fan over, integrated fridge-freezer, dish-washer and washing machine, built-in under stairs pantry cupboard, wood effect flooring, inset LED ceiling lights, double glazed French doors opening out to garden.

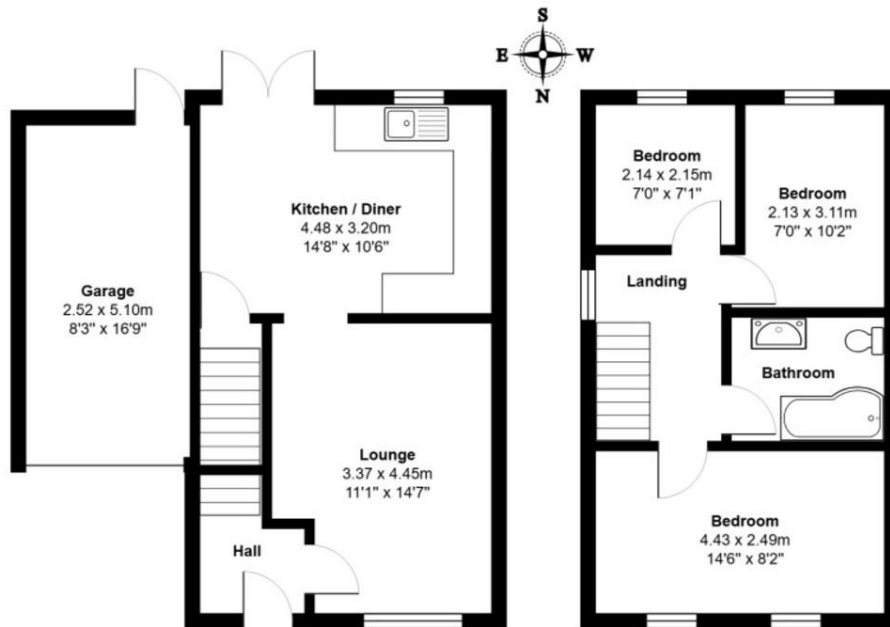


STAIRS RISING TO FIRST FLOOR

LANDING

Double glazed window to side, loft hatch access with drop down ladder to part boarded loft space with modern wall mounted gas fired combination boiler (approximately four years old), inset LED ceiling lights, doors to.





Total Area: 83.3 m² ... 896 ft²

BEDROOM ONE

14' 6" x 8' 2" approx. (4.42m x 2.49m) Twin double glazed windows to front, radiator, built-in central drawer units and high level cupboard with eye level television point and open wardrobes with hanging rails either side, inset LED ceiling lights.

BEDROOM TWO

7' x 10' 2" (2.13m x 3.1m) Double glazed window to rear, radiator.

BEDROOM THREE

7' x 7' 1" approx. (2.13m x 2.16m) Double glazed window to rear, radiator, wood effect flooring.

FAMILY BATHROOM

Chrome heated towel rail, wall hung hand-wash basin with waterfall mixer tap and drawer unit under, wall hung WC with concealed cistern. shaped shower bath with side screen, waterfall mixer tap, and fixed head thermostatic shower, slate effect tiled splash backs, stone effect tiled floor, inset LED ceiling lights, extractor fan.

OUTSIDE

The property is set back from the road by a tarmac driveway frontage which provides off-road parking and access to an attached garage, there is a timber retained planter stocked with shrubs, a mature lawn area to side, and securely gated pedestrian access to the rear. The southerly facing attractive rear garden is enclosed by fencing and is predominantly laid to mature lawn with generous porcelain tiled entertainment patio. Timber raised and retained stocked planter beds compliment and enhance the overall appearance, there is an external tap and mains power sockets.

ATTACHED GARAGE

8' 3" x 16' 9" approx. (2.51m x 5.11m) Up and over entry door, mains power and lighting.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2,096.48 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

Whitehouse CP primary and Westbourne Academy secondary.

DIRECTIONS

Leaving Ipswich town centre, head west on St Matthew's St/A1156 towards Portman Rd, continue to follow A1156, turn left onto Wellington St, turn right onto Waterloo Rd, turn left onto Brooks Hall Rd, turn right onto Bramford Ln, at the roundabout, take the 3rd exit onto Lovetofts Dr, turn left onto Maudslay Rd, the destination will be on the left.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge,

that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Energy performance certificate (EPC)

Maudslay Road IPSWICH IP1 5PN	Energy rating C	Valid until: 8 September 2035
Property type		Semi-detached house
Total floor area		69 square metres
Certificate number: 5920-9116-0066-1001-1533		



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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