



Kittiwake Close, Ipswich, IP2 9NT

Guide Price £225,000 Freehold



ipswich & suffolk estate agents
Part of the Your Ipswich Group

Kittiwake Close, Ipswich, IP2 9NT

SUMMARY

CHAIN FREE - A well presented three bedroom over-passage attached family home of good proportions, located to the popular South-West of Ipswich within a desirable close, convenient to the A12. The comfortable accommodation comprises, enclosed porch, spacious lounge, and modern kitchen/diner on the ground floor, with landing, three bedrooms, and shower room on the first floor. To the outside the driveway frontage provides ample off-road parking, whilst to the rear there is a larger established garden mainly laid to mature lawn with generous entertainment patio. Further benefits include double glazing and gas fired central heating via boiler. A rarely available residence, early viewing is highly recommended.

DOUBLE GLAZED FRONT DOOR TO ENCLOSED PORCH

With matching double glazed side casements.

ENCLOSED PORCH

Coat cupboard, door to lounge.

LOUNGE

18' 11" x 12' 6" max. approx. (5.77m x 3.81m) Double glazed raised shallow bay window to front, radiator, coal effect living flame gas fire, under stairs cupboard, television point, BT Openreach point, stairs with spindle railed banister rising to first floor, door to kitchen/diner.

KITCHEN/DINER

18' 11" x 7' 8" max. approx. (5.77m x 2.34m) Double glazed window to rear, double glazed patio style doors opening to garden, radiator, modern range of base and eye level fitted cupboard and drawer fitted units with under unit courtesy lighting over quartz effect rolled edge work surfaces, built-in electric oven and grill, built-in microwave, inset electric hob, integrated dish-washer and washing machine, recess for fridge-freezer, inset ceramic one and a half bowl sink drainer unit with mixer tap, coloured metallic effect tiled splash backs, television point, slate effect tiled floor.

STAIRS RISING TO FIRST FLOOR

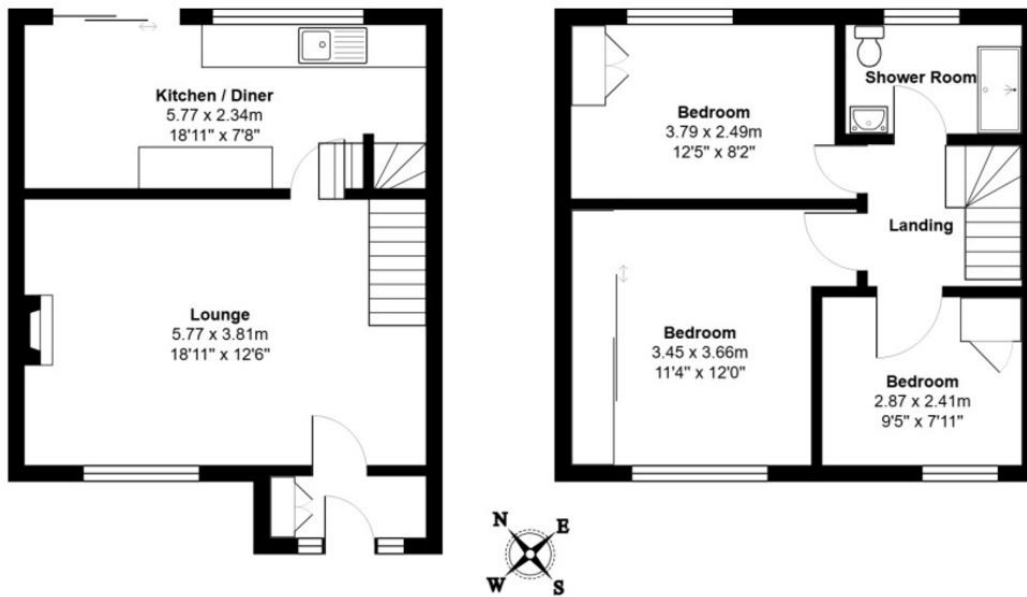
LANDING

Doors to.

BEDROOM ONE

11' 4" x 12' approx. (3.45m x 3.66m) Double glazed window to front, radiator, built-in sliding fronted twin double wardrobes.





Total Area: 79.5 m² ... 856 ft²

BEDROOM TWO

12' 5" x 8' 2" max. approx. (3.78m x 2.49m) Double glazed window to rear, radiator, built-in wardrobe, overhead cupboards, fitted vanity unit, loft access

BEDROOM THREE

9' 5" x 7' 10" max. approx. (2.87m x 2.39m) Raised stairwell encasement with built-in cupboard over housing modern wall mounted gas fired boiler, built-in wardrobe and vanity surface.

SHOWER ROOM

Obscure double glazed window to rear, radiator, double glazed shower cubicle with electric shower, pedestal hand wash-basin, low level WC, recessed shelving, extractor fan, stone effect tiled splash backs, tile effect flooring.

OUTSIDE

To the outside the brick paved driveway frontage provides ample off-road parking and gated pedestrian through passage access to the rear. The established rear garden is larger than average and is mainly laid to mature lawn with a generous brick paved entertainment patio. Stocked with a variety of plants and shrubs and enclosed by fencing and hedging, there are two wooden sheds, a greenhouse, and an outside tap.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,753.15 PA (2024-2025).

NEAREST SCHOOLS (.GOV ONLINE)

The Oaks primary and Chantry Academy secondary.

DIRECTIONS

Leaving Ipswich town centre, head west on Crown Street/A1156 towards St George's Street, continue to follow A1156, at the roundabout, take the 1st exit onto Civic Drive/A1022, at the roundabout, take the 3rd exit onto Handford Road/A1071, continue to follow A1071, continue onto London Road/A1214, turn left onto Robin Drive, turn left onto Kingfisher Avenue, at the roundabout, take the 2nd exit onto Hawthorn Drive, turn left onto Gannet Road, turn left onto Sheldrake Drive, turn right onto Kittiwake Close. 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>

AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

CONSUMER PROTECTION REGULATIONS 2008

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 Consumer Protection Regulations 2008, 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)

Kittwake Close IPSWICH IP2 9NT	Energy rating	Valid until:	17 February 2035
	C	Certificate number:	2150-9302-8050-5100-8991
Property type	Mid-terrace house		
Total floor area	77 square metres		



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

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: sales@your-ipswich.co.uk



Ipswich & Suffolk Estate Agents (trading as Your Ipswich Ltd). Registered in England, Company No: 07815579 | VAT No: 150 7321 41.

Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.