



Diamond Close, Ipswich, IP1 5HN

Guide Price £235,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

CHAIN FREE - A well presented three bedroom semi-detached family home with detached garage, located to the popular North West of Ipswich within a favourite close, convenient to the A14, local shops and supermarkets. The accommodation comprises; sheltered entrance to hallway, fitted kitchen and dining room, and spacious light and airy sitting room on the ground floor, with landing, three bedrooms and modern bathroom on the first floor. To the outside the frontage provides ample driveway parking which extends to the side and accesses a detached garage, whilst to the rear there is a low maintenance paved garden enclosed by wall and fencing. Further benefits include, double glazing, gas fired central heating via a modern boiler, and all kitchen white-goods will remain. Early viewing is highly recommended.



DOUBLE GLAZED DOOR WITH PORCH CANOPY TO

HALLWAY

Stairs rising to first floor, wood effect flooring, doors to.

KITCHEN & DINING ROOM

11' 3" max. x 16' 0" approx. (3.43m x 4.88m) Two double glazed windows to side, radiator, a range of wood effect fitted base and eye level cupboard and drawer units, granite effect work surfaces, inset stainless steel sink drainer unit with mixer tap and tiled splash back, appliances to remain include; gas cooker with extractor over, washing machine and tumble dryer, and fridge-freezer, slate tile effect flooring, railed directional spot lighting, double glazed door opening to garden.



SITTING ROOM

11' 10" x 16' approx. (3.61m x 4.88m) Double glazed window to side, radiator, contemporary feature fireplace, wood effect flooring.

STAIRS RISING TO FIRST FLOOR

LANDING

Radiator, built-in cupboard, loft hatch access to part boarded loft space with light, doors to.

BEDROOM ONE

11' 11" x 9' 1" approx. (3.63m x 2.77m) Double glazed window to side, radiator, built-in cupboard housing modern wall mounted gas fired boiler (approximately four years old).

BEDROOM TWO

11' 2" x 9' 1" approx. (3.4m x 2.77m) Double glazed window to side, radiator, built-in cupboard.





Total Area: 79.7 m² ... 858 ft²

BEDROOM THREE

8' 8" x 6' 4" (2.64m x 1.93m) Double glazed window to side, wood effect flooring, radiator.

BATHROOM

Obscured double glazed window to side, chrome heated towel rail, panelled shower bath with curved side screen, mixer tap and thermostatic shower over, moulded hand-wash basin with mixer tap, cupboard under and extending vanity surface, low level WC with concealed cistern, fully tiled walls, slate effect flooring, inset LED ceiling lights, extractor fan.

OUTSIDE

To the outside the frontage provides ample driveway parking which extends to the side and accesses a detached garage with up and over entry door, there is also gated side pedestrian access directly into the garden which is low maintenance and paved with a stocked end border bed, tap and lighting all enclosed by wall and fencing. A personal door accesses the garage from the garden.

GARAGE

9' 2" x 18' 8" approx. (2.79m x 5.69m) Up and over entry door, window to side and personal door opening into the garden. Mains electric and lighting.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2, 096.64 PA (2025 - 2026).

NEAREST SCHOOLS (.GOV ONLINE)

Whitehouse primary and Westbourne Academy secondary.

DIRECTIONS

Leaving Ipswich town centre, head west on Crown St/A1156 towards High St, go through 1 roundabout, at the roundabout, take the 2nd exit onto Chevallier St/Norwich Rd/A1156/A1214, at the roundabout, take the 1st exit onto Norwich Rd/A1156, turn left onto Springfield Ln, turn right onto Bramford Ln, turn left onto High View Rd, turn right onto Diamond Cl, the destination will be on the right.

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)

Diamond Close IPSWICH IP1 5JN	Energy rating C	Valid until: 28 June 2035 Certificate number: 2140-4406-7050-9105-3921
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Property type	Semi-detached house
Total floor area	80 square metres



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

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