



Mandy Close, Ipswich, IP4 5JE

Guide Price £300,000 Freehold



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# Mandy Close, Ipswich, IP4 5JE

## SUMMARY

An exceptional, thoughtfully remodelled and thoroughly modernised three bedroom extended semi-detached family home, located on a desirable cul-de-sac within a prime residential area to the favourite East of Ipswich, convenient to the requested Copleston School. The stylish accommodation is of good proportions and briefly comprises; lobby area and entrance hall, extended sitting and dining room and contemporary fitted kitchen with integrated appliances on the ground floor, with landing, three bedrooms and four-piece bathroom on the first floor. To the outside the frontage provides ample driveway parking and access to an attached garage, whilst to the rear there is a Southerly facing suntrap and secluded private enclosed garden, mainly laid to lawn with patio. Further benefits include a full re-wire and re-plumb throughout, double glazing, newly installed gas fired boiler, new internal doors, freshly laid carpet and luxury vinyl tile flooring, and fresh décor throughout. Early viewing is highly advised.



## DOUBLE GLAZED FRONT DOOR TO

## LOBBY AREA AND ENTRANCE HALL

Obscure double glazed windows to front and side, opening through to sitting and dining room, wood effect luxury vinyl tile flooring, stairs rising to first floor.

## SITTING AND DINING ROOM

### SITTING

10' 8" x 18' 9" approx. (3.05m x 5.72m) Double glazed window to front, two radiators, Virgin broadband point, wood effect luxury vinyl tile flooring, opening through to kitchen.

### DINING

9' 8" x 7' 1" approx. (2.95m x 2.16m) Double glazed patio style door to rear opening to garden, double glazed French doors to side opening out to rear garden, wood effect luxury vinyl tile flooring.



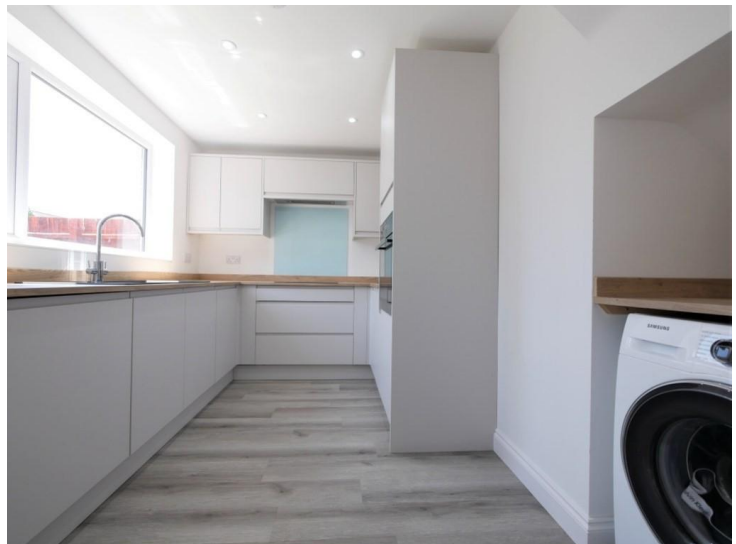
## KITCHEN

11' 0" x 7' 10" approx. (3.35m x 2.39m) Double glazed window to front, a contemporary range of matt grey base and eye level fitted cupboard and drawer units, wood effect work surfaces with matching uprights, inset composite sink drainer unit with four way hot/cold/cold filtered and boiling pro boil 3 mixer tap, inset induction hob with extractor over, built-in electric oven and grill, integrated dish-washer, integrated dish-washer, under counter space and plumbing for washing machine, inset LED lighting, luxury vinyl tile flooring.

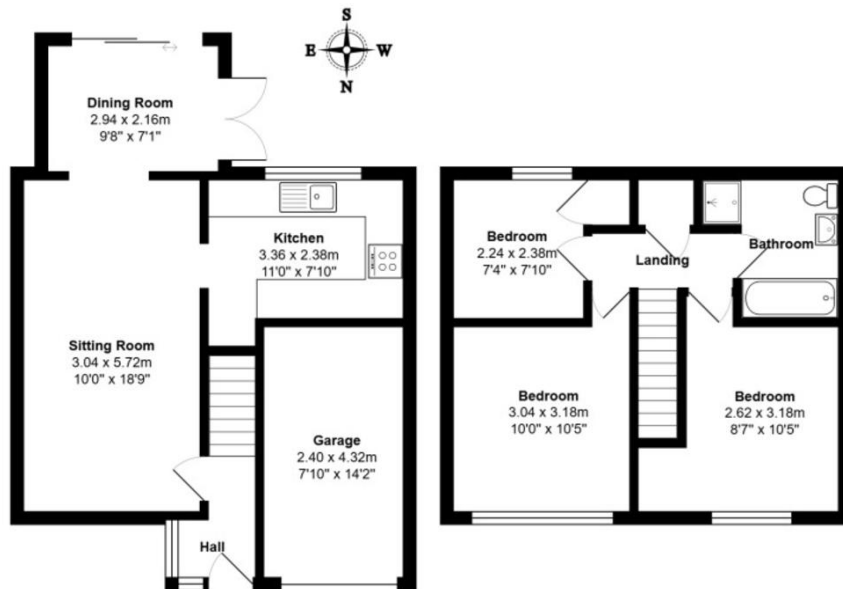
## STAIRS RISING TO FIRST FLOOR

## LANDING

Built-in cupboard with light housing newly installed wall mounted gas fired combination boiler, doors to.







Total Area: 86.8 m<sup>2</sup> ... 935 ft<sup>2</sup>

All measurements are approximate and for display purposes only

#### BEDROOM ONE

10' 0" x 10' 5" approx. (3.05m x 3.18m) Double glazed window to front, radiator.

#### BEDROOM TWO

8' 7" x 10' 5" approx. plus recess. (2.62m x 3.18m) Double glazed window to front, radiator, wardrobe recess space, loft access hatch with drop down loft space to insulated loft space.

#### BEDROOM THREE

7' 4" x 7' 10" approx. (2.24m x 2.39m) Double glazed window to rear, radiator, built-in cupboard.

#### BATHROOM

Obscured double glazed window to side, heated towel rail, panel bath with mixer tap, shower cubicle with thermostatic fixed head shower and separate rinser, mounted hand-wash basin with mixer tap and double drawer unit under, low level WC, stone effect tile and shower panel splash backs, extractor fan, inset LED lighting.

#### OUTSIDE

To the outside the frontage provides ample off-road parking on a concrete tegula print driveway with access to an attached garage and gated side pedestrian access to the rear garden, revealing a Southerly facing suntrap secluded private enclosed garden, mainly laid to lawn with patio.

#### GARAGE

7' 10" x 14' 2" approx. (2.39m x 4.32m) Up and over entry door, mains power and lighting, personal side door to passageway.

#### IPSWICH BOROUGH COUNCIL

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

#### NEAREST SCHOOLS (.GOV ONLINE)

St Johns primary and Copleston High secondary.

#### DIRECTIONS

Heading East on the A1214 Valley Road, take the second exit at the roundabout onto Colchester Road, in 0.5 mi take the third exit at the roundabout onto Sidegate Lane, in 0.5 mi turn left onto Woodbridge Road, in 0.3 mi turn right onto Milton Street, in 320 yd turn right onto Mandy Close. The property is on the left hand-side.

#### 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](http://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)

Mandy Close IPSWICH IP4 5JE	Energy rating <b>D</b>	Valid until:	27 June 2035
		Certificate number:	1314-1175-6002-0026-9202
Property type		Semi-detached house	
Total floor area		72 square metres	



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

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