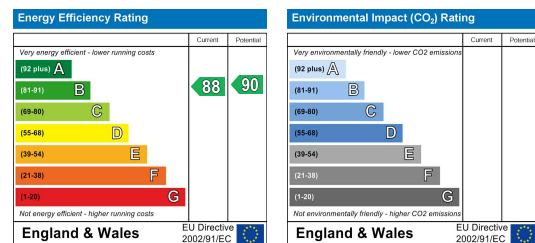




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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10 Hulver Court, Ipswich IP3 9LW

£255,000

Welcome to this TWO DOUBLE BEDROOM semi-detached house located in the quiet no through road in south east, Ipswich. Built in 2020, this modern property offers a perfect blend of contemporary living and comfort. Presented in excellent decorative order throughout, gas central heating with underfloor heating downstairs, double glazed windows, solar panels, enclosed rear garden, off road parking and offered with no onward chain. EPC - C b88 - P -b90



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

10 Hulver Court, Ipswich, IP3 9LW

Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

As you enter, you are greeted by a spacious entrance hallway with a useful under stairs cupboard, through to an open plan living room/kitchen that provides an inviting open space and the convenience of a cloakroom. The house features two well-proportioned bedrooms and a bathroom on the 1st floor, ideal for a small family or professionals seeking extra space.

With an enclosed south facing rear garden and parking for two vehicles to the front an excellent choice for those with multiple cars or visitors.

With no onward chain, this modern, well presented home is ready for you to move in without delay. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy modern living in a sought-after location.

Do not miss the chance to make this lovely house your new home. Contact us today to arrange a viewing and experience all that this property has to offer.

Double glazed composite door

Large ENTRANCE HALLWAY:

OPEN PLAN LIVING SPACE: 26'2 x 14'9 narrowing to 10'9 (7.98m x 4.50m narrowing to 3.28m)

KITCHEN: 10 x 7'2 (3.05m x 2.18m)

Double glazed window to front, range of wall and base units, drawers, work tops and breakfast bar. Electric hob with a stainless steel splash back and extractor & an electric oven. Space for appliances, sink and drainer, under floor heating, laminate flooring, spot lights and opens to...

LOUNGE: 16 x 14'9 (4.88m x 4.50m)

With double glazed windows and double doors to the rear, laminated floor with underfloor heating. Door to

CLOAKROOM:

W.C, and a hand wash basin.

1st FLOOR LANDING:

Loft access, cupboard and doors to...

BEDROOM ONE: 14'9 x 11'7 (4.50m x 3.53m)

Double glazed windows to rear and a radiator.

BEDROOM TWO: 14 x 7'6 (4.27m x 2.29m)

Double glazed window to front and a radiator.

BATHROOM:

Double glazed window to front, bath with a shower over and glass screen, hand wash basin, W.C, radiator, extractor fan and luxury vinyl flooring.

OUTSIDE:

To the front is a block paved shared driveway providing off road parking, side access leads to the rear via a gate.

The south facing rear garden is mainly lawn with a patio area. Enclosed by fencing, a tidy space to make your own.

Solar panels

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

