



Spenser Road, Ipswich, Suffolk  
£299,995

 3  2  2  C

Grace Estate Agents are delighted to offer to market this extended Three Bedroom Semi-Detached family home located to the West of Ipswich, with a spacious open plan lounge/kitchen area. The property benefits from being modernised throughout, with bifold doors leading to the rear garden on to a raised decking area, a large workshop at the bottom of the garden with ample space for all the family.

Upstairs there are three spacious bedrooms and an additional bathroom, with the loft being converted to make an additional room if required and still offering storage space.

Located on the West of Ipswich, with great transport links to the A12/A14 as well as public transport to Ipswich Town Centre.

Internal viewing highly advised to appreciate the accommodation on offer.

### **Entrance Hall**

Wall mounted radiator, stairs to first floor with under stairs cupboard, doors off:

### **Living Room area**

16'4" x 12'9" (4.98m x 3.89m)

Wall mounted radiator, storage cupboard and opening to Kitchen area.

### **Kitchen area**

24'5" max x 22'3" (7.44m max x 6.78m)

Bifold doors to rear garden, double glazed window to rear, Quartz worktops with wall and base units with built in appliances, space for double oven with double length extractor hood over, sink with drainer and door shower room and back to hallway.

### **Shower Room**

Double glazed obscure window to side, shower cubicle, low level WC, hand wash basin with vanity and extractor fan.

### **Snug**

12'9" x 8'5" (3.89m x 2.57m)

Double glazed window to front, wall mounted radiator.

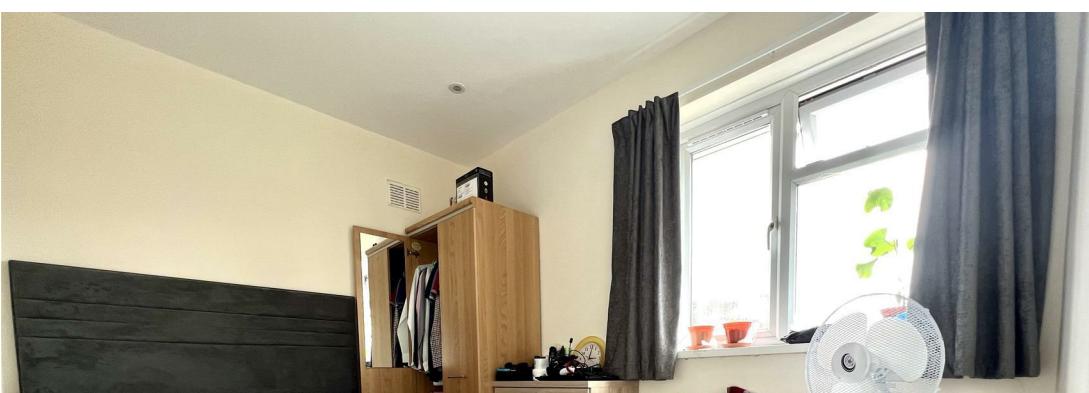




**First Floor Landing**  
Doors off, airing cupboard, access to loft with electric ladder. The loft room offers ample space to become an additional bedroom area or office space with storage in the eaves.



**WC**  
Roca WC, Double glazed obscure window to side and tiled surround.



**Family bathroom**  
Double glazed obscure window to front, jacuzzi bath, hand wash basin with vanity, extractor fan.



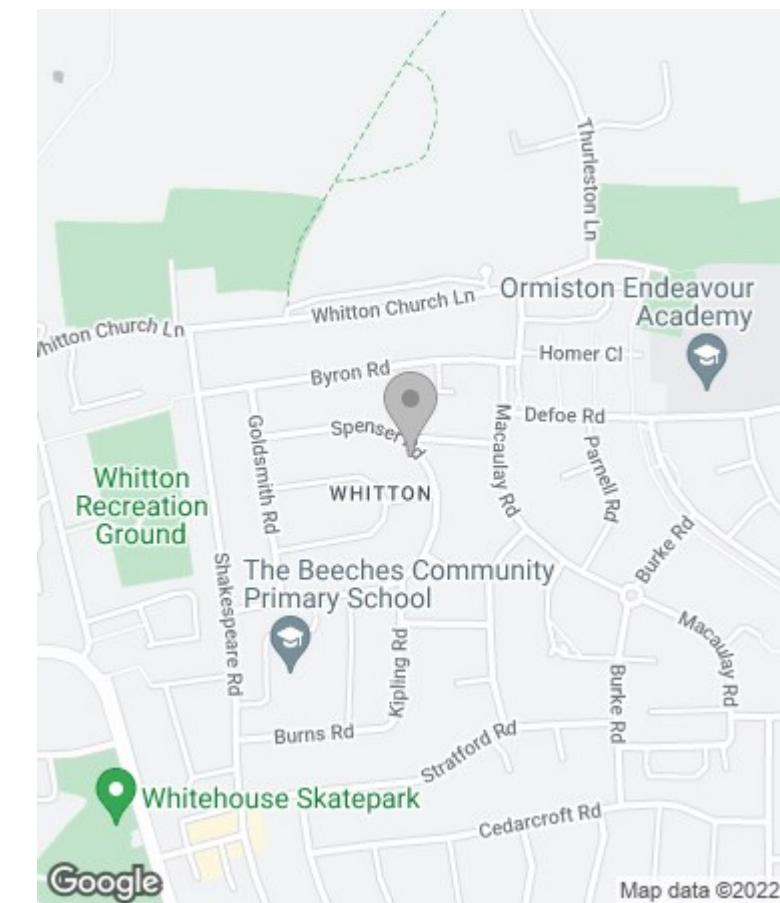
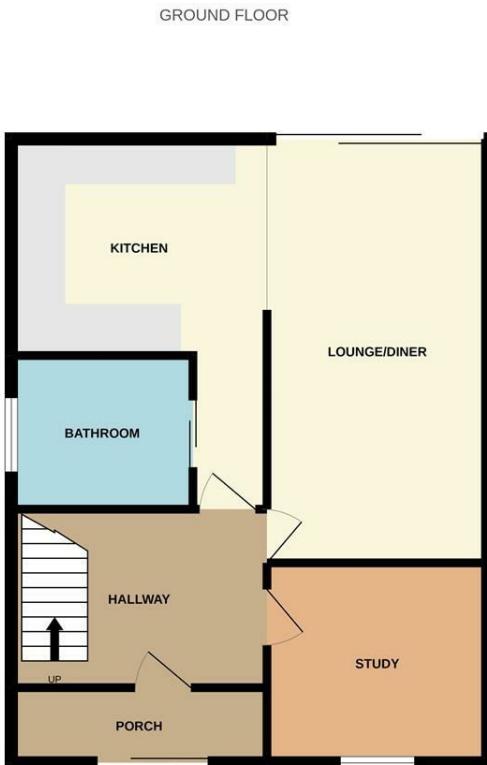
**Bedroom One**  
12'7" x 9'6" (3.84m x 2.90m)  
Double glazed window to rear, wall mounted radiator, built in double depth wardrobes.

**Bedroom Two**  
12'9" x 9'5" (3.89m x 2.87m)  
Double glazed window to front, wall mounted radiator.

**Bedroom Three**  
9'10" x 7'8" (3.00m x 2.34m)  
Double glazed window to rear, wall mounted radiator.

**Outside**  
The rear garden has a large raised decking area, mainly laid to lawn with artificial grass, fenced surround and side access. There is a large workshop at the bottom of the garden with power and light.

The front of the property is block paved offering ample off road parking for multiple vehicles.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

## Viewing

Please contact our Grace Estate Agents Office on 01473 747728

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	70
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	