



Kipling Road, Ipswich, Suffolk
£325,000

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A GARDEN YOU MUST SEE!

Grace Estate Agents are delighted to offer to market this spacious Four Bedroom Semi-Detached family home, located to the West of Ipswich, benefitting from off road parking for two cars and a very spacious rear garden which has the sun all day long.

The Lounge and Kitchen are 23' long, with a large conservatory on the rear of the property, offering ample space for all the family.

Internal viewing is highly recommended.

Entrance Hall

Double glazed window to front, stairs to first floor and doors off:

Cloakroom

Double glazed window to front, low level WC and hand wash basin.

Lounge/Diner

23'3" x 11'8" (7.09m x 3.56m)

Double glazed French doors leading to conservatory, archway to Kitchen, fireplace, wall mounted radiator, 8 seater marble dining table.

Kitchen

23'3" x 9'5" (7.09m x 2.87m)

Two double glazed windows to side, wall and base units with space for Range cooker, American fridge/freezer, built in washing machine, larder cupboard, tiled flooring and tiled splashbacks. Double glazed door to Conservatory.

Conservatory

19'8" x 15'3" max (5.99m x 4.65m max)

Double glazed door to side, double glazed windows to rear overlooking garden, tiled flooring.

First Floor Landing

Double glazed window to front, doors off:

Family Bathroom

Double glazed obscure window to rear, shower cubicle, corner bath, hand wash basin, low level WC, towel rail, tiled walls and flooring.





Bedroom One
11'8" x 9'10" (3.56m x 3.00m)
Double glazed window to rear overlooking garden, wall mounted radiator, built in wardrobe and wood flooring.

Bedroom Two
10'5" x 9'2" (3.18m x 2.79m)
Sky light, wall mounted radiator and wood flooring.

Bedroom Three
8'8" x 8'8" (2.64m x 2.64m)
Double glazed window to rear, wall mounted radiator and wood flooring.

Bedroom Four
10'1" x 7'4" (3.07m x 2.24m)
Double glazed window to front, wall mounted radiator.

Outside
The rear garden is extremely spacious, with a pathway leading to a raised patio area, mainly laid to lawn with fenced surround, shed to remain and side access to the front of the property.

The front is paved allowing off road parking for 2 cars.





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, fixtures, fittings and equipment have not been tested and no guarantee as to their operability or efficiency can be given.

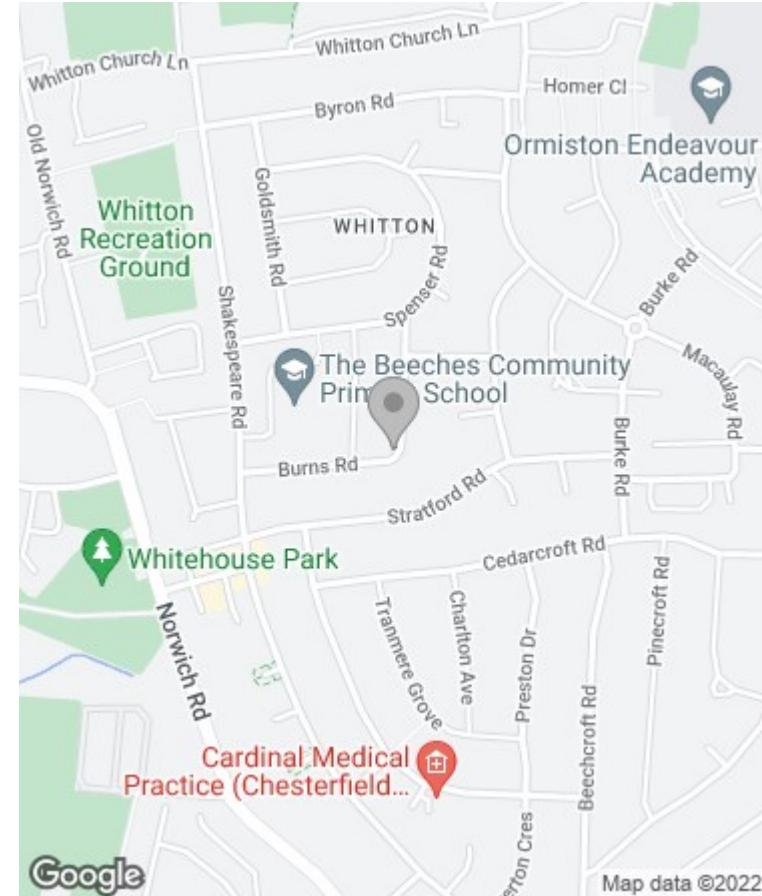
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Viewing

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.



Google

Energy Efficiency Rating

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

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		

England & Wales

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