



The Drift Woodbridge Road, Ipswich,
£280,000

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Nestled in the charming cul-de-sac of The Drift on Woodbridge Road, Ipswich, this delightful end-terrace house offers a perfect blend of modern living and convenience. Built in 2023, this new build boasts a contemporary design and is ready for you to move in without the hassle of a chain.

Spanning an impressive 743 square feet, the property features a welcoming reception room that provides a comfortable space for relaxation and entertaining. The house comprises two well-proportioned bedrooms, ideal for small families, couples, or individuals seeking extra space for a home office or guest room. The bathroom is thoughtfully designed, ensuring both functionality and style.

One of the standout features of this property is the enclosed rear garden, providing a private outdoor space for gardening, play, or simply enjoying the fresh air. The location is particularly appealing, as it falls within the Northgate catchment area, making it an excellent choice for families with school-age children.

With its modern amenities and prime location, this terraced house is a fantastic opportunity for those looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a low-maintenance home, this property is sure to meet your needs. Don't miss the chance to make this lovely house your new home.

Entrance Hall

Stairs to first floor and access to the kitchen, Lounge/dining room and downstairs cloakroom.

Kitchen

12'3" x 8'0" (3.74 x 2.44)

Double glazed PVC Window front facing, matching base and eye level units with worktops over, single bowl stainless steel sink with mixer tap, built-in single oven, hob with extractor over, integrated fridge/freezer and space and plumbing for a washing machine and dishwasher. Open plan into the Lounge/Dining room





Lounge/Dining room

15'1" x 12'2" (4.61 x 3.71)

Double glazed uPVC Window side facing, bi-fold doors to rear, understairs storage cupboard, Wood style flooring.

Cloakroom

5'10" x 2'9" (1.78 x 0.84)

Double glazed uPVC Obscure Window to side aspect, low level WC, hand wash basin and wall mounted fuse board.

First Floor Landing

Access to the Cloak room, Lounge/Dining room and Kitchen and Ground floor central heating control.

Master Bedroom

15'1" x 10'7" (4.62 x 3.23)

Double glazed uPVC window to rear access, radiator.

Bedroom Two

13'10" x 7'11" (4.22 x 2.43)

Double glazed uPVC window to front aspect, radiator.

Family Bathroom

6'8" x 5'9" (2.04 x 1.77)

Obscure uPVC double glazed window to front access, panel bath, shower on wall mounted riser rail with a mixer tap, pedestal hand wash basin, low level WC with flush button, wood style flooring and towel radiator.



Rear Garden

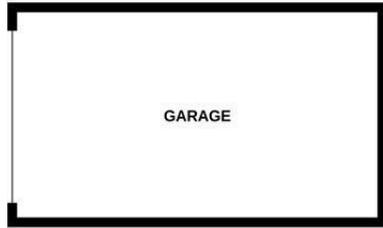
Patio leading from the bi-fold doors and pathway leading to the shed and side access. The remainder of the enclosed rear garden is laid to lawn.

Garage

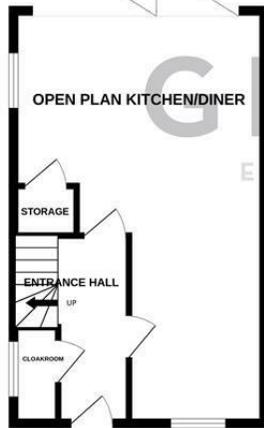
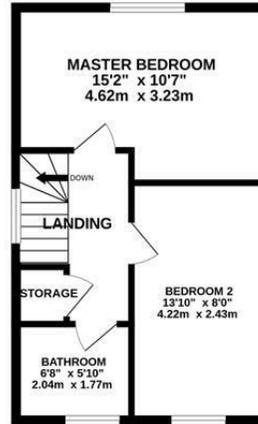
The garage is situation in block with up and over door, power and lighting. Off road parking in front of garage.



GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



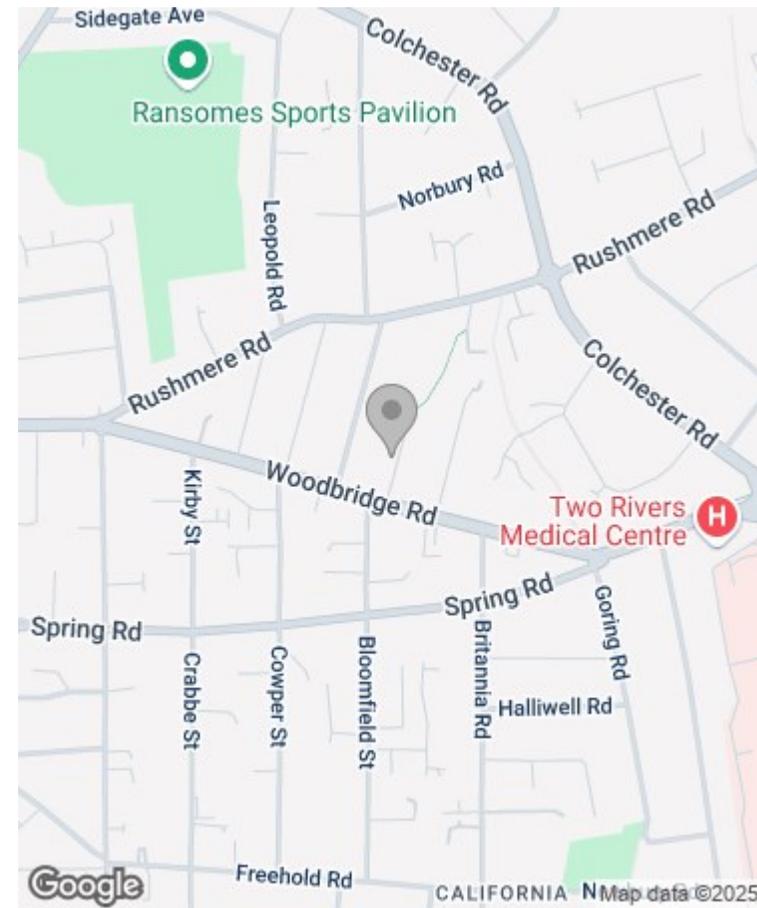
1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



GRACE
ESTATE AGENTS

TOTAL FLOOR AREA : 1043 sq.ft. (96.9 sq.m.) approx.

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	
(81-91) B			
(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 ₂) 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			
England & Wales		EU Directive 2002/91/EC	

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.

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