



Kempton Close, Ipswich,  
£285,000



- HENLEY RISE
- CUL-DE-SAC LOCATION
- THREE BEDROOM SEMI DETACHED HOUSE
  - EXTENDED
- KITCHEN/BREAKFAST ROOM
- SOUTH FACING REAR GARDEN
  - CONSERVATORY
  - ENTRANCE PORCH
- 19'1 STORE/WORKSHOP
- AMPLE OFF ROAD PARKING

**A great opportunity to acquire this extended three bedroom semi detached family home located in the favourable Henley Rise area of Ipswich close to local facilities.**

#### **PROPERTY:**

This three bedroom semi detached house is offered for sale for the first time in a number of years by the present owners. The property has been in the same hands now for 35 years in which time it has been extended to improve the accommodation for the growing family. Set out over two floors the generous accommodation now consists of:- entrance porch, living room, dining room, inner hall, conservatory and (with the extension) a 16ft kitchen breakfast room. The first floor has three bedrooms and a family bathroom. Outside there is an open plan block paved driveway and to the rear an enclosed rear garden with store/workshop.

Council Tax: Band B  
Suffolk





## LOCATION:

Kempton Road is situated to the West side of Ipswich close to local schools, shops, supermarkets and restaurants. The town centre is within easy reach with a wide variety of shops, supermarkets, the Buttermarket and Sailmakers shopping centres as well as Ipswich mainline station for access to London Liverpool Street. The A14 trunk road is also close by for Bury St Edmunds, Colchester and Felixstowe

## ENTRANCE PORCH:

5'6 x 3'2 (1.68m x 0.97m)  
Double glazed frosted window to side elevation, electric panel heater, and door to:-

## LIVING ROOM:

14'1 x 13'4 (4.29m x 4.06m)  
Double glazed window to front elevation, radiator, wood laminate flooring, stone fire surround doors to inner hallway and open to:-

## DINING ROOM:

9'10 x 7'7 (3.00m x 2.31m)  
Radiator, built in storage cupboard, patio doors to conservatory and glazed panel doors to kitchen/breakfast room. Wood laminate flooring.

## CONSERVATORY:

9'8 x 7'8 (2.95m x 2.34m)  
Polycarbonate roof, double glazed to two elevations, double glazed patio doors to garden, wood laminate flooring and power and lighting.



## **KITCHEN/BREAKFAST ROOM:**

16'0 x 12'4 red to 9'6 min (4.88m x 3.76m red to 2.90m min)  
Recessed lighting, two double glazed windows to rear garden, double glazed frosted window and frosted double gazed door to driveway, radiator, built in storage cupboard, one and a quarter bowl inset sink unit with cupboards under, a range of floorstanding cupboards drawers and units with adjacent work tops, wall mounted matching cupboards, glazed display cabinet, integrated dishwasher space for washing machine, four ring ceramic hob with stainless steel filter food over. Inset oven to tall standing storage unit, alcove for fridge freezer and further tall standing storage unit.

## **INNER HALL:**

Storage cupboard, radiator and staircase to first floor landing.

## **LANDING:**

### **BEDROOM ONE:**

11'11 x 9'2 (3.63m x 2.79m)

Double glazed window to front elevation, radiator, built in wardrobe cupboard and built in storage cupboard housing wall mounted Vaillant boiler.

### **BEDROOM TWO:**

9'10 x 9'2 (3.00m x 2.79m)

Double glazed window to rear elevation, radiator and built in cupboard.

### **BEDROOM THREE:**

9'0 x 6'9 (2.74m x 2.06m)

Double glazed window to front elevation, radiator and bulk head storage cupboard.

### **FAMILY BATHROOM:**

6'10 x 5'9 (2.08m x 1.75m)

Double glazed frosted window to rear elevation, low level WC, pedestal wash hand basin, panel bath with mixer tap and shower unit to wall, heated towel radiator.

### **FRONT GARDEN:**

Open plan with block paved drive and decorative shingle/stone area.

### **REAR GARDEN:**

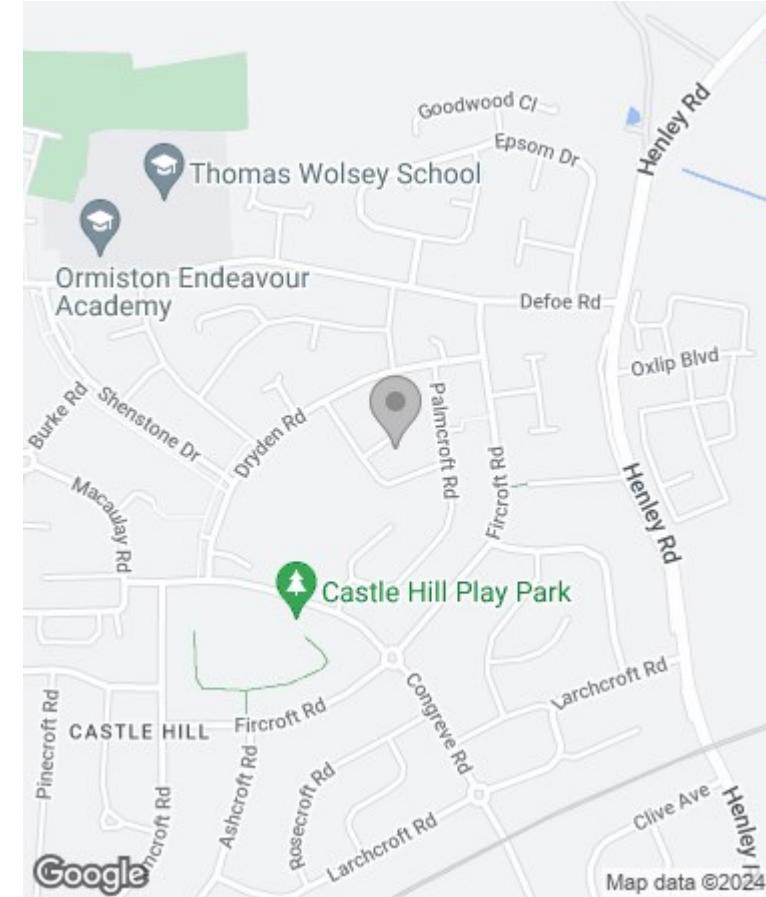
South facing rear garden with paved patio area, outside water tap, laid mainly to lawn, further rear paved area and access to:-

### **STORE/WORKSHOP:**

19'11 x 9'0 (6.07m x 2.74m)

Detached sectional building ( original garage) with wooden access doors and personal door to garden. Power and lighting.





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	
<i>Not energy efficient - higher running costs</i>		
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	
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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.

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.