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Epsom Drive, Ipswich, Suffolk, IP1 6SU
Guide Price £290,000 to £300,000

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- Semi-Detached House
- Three Bedrooms
- Generous Lounge
- Open Plan Kitchen/Dining Room
- Integrated Kitchen Appliances
- First Floor Bathroom
- Off-Road Parking for Four Cars
- Good Size Rear Garden
- Garage Converted into Storage & Gym



This nicely presented three-bedroom semi-detached house is situated towards the desirable northeast side of Ipswich just off Henley Road. The property has been recently updated with the current owners opening up the kitchen and dining room creating a fantastic open plan kitchen/dining room with French doors opening out to the rear garden. This spacious family home occupies a good size plot and comes with off-road parking for four cars to the front and a good size rear garden. As agents,

we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises a front porch, entrance hall, lounge, open plan kitchen/dining room with integrated appliances, first floor landing, three bedrooms, and a family bathroom.

The county town of Ipswich mixes historic character with a more modern waterfront and town centre. You will find medieval streets and older buildings in

areas like the town centre, alongside regenerated docks, restaurants, cultural venues, and the university area around the Waterfront. The town is also an important economic hub for Suffolk, with strengths in business, education, culture, and links to nearby Felixstowe port and London by rail with a journey time of approximately 1hr 15mins. Ipswich offers a range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell

Country Park and Christchurch Park, and recreational facilities.

Outside – Front: The property is set back from the road and has a laid to lawn area with well-stocked flowerbeds and shrubs, off-road parking on a hardstanding for four cars, and access to the converted garage. **Converted Garage:** The current owners have recently converted the rear half of the garage which has been insulated with power and light connected. It retains the original up and over door to



the front, which is used as storage, with the rear half being used as a gym with pedestrian door opening out to the rear garden.

Front Porch: Door leading to:

Entrance Hall: Radiator, staircase rising to the first floor with understairs cupboard, and doors providing access to the lounge and kitchen/dining room.

Lounge: 13'11" x 11'7" (4.24m x 3.53m) Window to the front aspect and a radiator.

Kitchen/Dining Room: 18'3" x 10'4" (5.56m x 3.15m) The current

owners have opened up the kitchen and dining room creating a stunning open plan space with a range of modern eye and base units with drawers including two sets of bespoke built-in cupboards either side of the chimney breast, square edge work surfaces, and a sink and drainer. All the appliances are integrated and include a fridge freezer, dishwasher, washing machine, oven and hob with extractor hood above. Other features include pull-out bins, a radiator, tiled floor, ceiling inset

spotlights, window to the rear aspect, and French doors opening out to the rear garden.

First Floor Landing: Window to the side aspect, airing cupboard, access to the loft, and doors leading to the bedrooms and bathroom.

Bedroom One: 12'6" x 12'4" (3.8m x 3.76m) Window to the front aspect, a radiator, and built-in wardrobe with mirrored sliding door.

Bedroom Two: 12'2" x 10'7" (3.7m x 3.23m) Window to the rear aspect and a radiator.

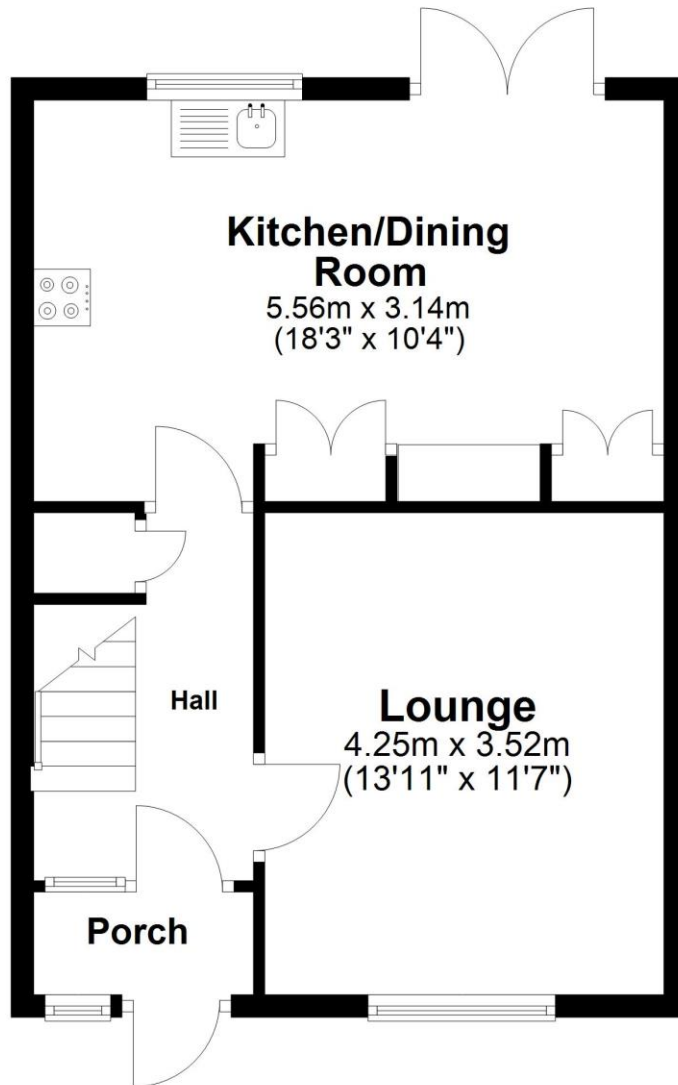
Bedroom Three: 8'6" x 7'11" (2.6m x 2.41m) Window to the front aspect and a radiator.

Family Bathroom: A three-piece suite comprising a bath with shower over and shower screen, low-level WC and pedestal hand wash basin, along with a radiator, part tiled walls, and an opaque window to the rear aspect.

Outside – Rear: The garden is predominantly laid to lawn with well-stocked flowerbeds and mature shrubs, patio seating area, greenhouse set behind a fenced off area, and door to the rear part of the garage.

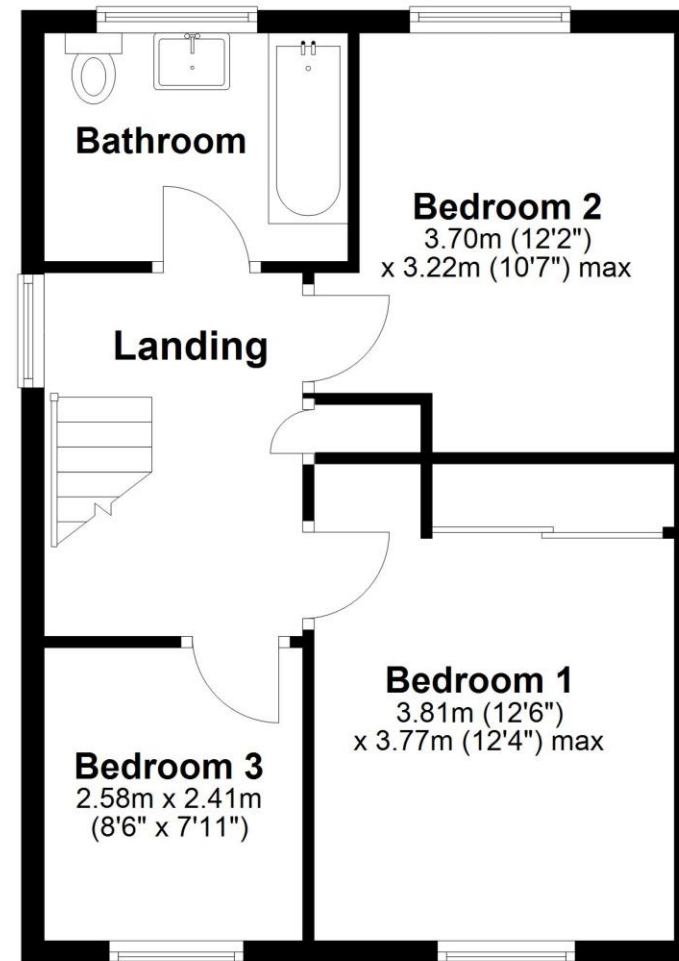
Ground Floor

Approx. 43.8 sq. metres (471.6 sq. feet)



First Floor

Approx. 48.5 sq. metres (522.0 sq. feet)



Total area: approx. 92.3 sq. metres (993.6 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

3 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: D

Council Tax Band: C



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