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Stonechat Road, Ipswich, Suffolk, IP2

OSA

Offers in excess of £270,000

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- No Onward Chain
- Semi-Detached House
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- First Floor Bathroom
- Good Size Plot
- Double Garage
- Off-Road Parking for Two/Three Cars
- Private Rear Garden
- Potential to Extend/Develop (STPP)

Situated towards the southwest side of Ipswich offering good access out to the A12 and A14 commuter trunk roads and the mainline train station lies this nicely presented three-bedroom semi-detached house which is being sold with no onward chain. The property occupies a good size plot and comes with a private rear garden, off-road parking for two to three cars to the front, and a double garage to the side providing an opportunity to extend/develop, subject to the relevant permissions.

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, 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: There is a block-paved driveway providing off-road parking for two to three cars, a mature cherry tree, and access to the garage.

Double Garage: 21'10" x 16'10" (6.65m x 5.13m) Up and over door providing vehicular access with pedestrian doors opening out to the front and rear, there is power and light connected, window to the rear aspect, space and





plumbing for a washing machine, and a sink.

Front Porch: Door leading to:

Entrance Hall: Radiator, staircase rising to the first floor with understairs cupboard, and doors providing access to:

Lounge: 13'6" x 12'3" (4.11m x 3.73m) Window to the front aspect, a radiator, and a feature electric fire.

Kitchen/Dining Room: 20'1" x 9'2" (6.12m x 2.8m) Fitted with a range of modern J-Pull eye and base units with drawers, built-in wine racks, roll edge work surfaces,

sink and drainer, and metro tile splashbacks. Integrated appliances include a dishwasher, microwave, oven and gas hob with extractor hood over with space for an American-style fridge freezer. There is a built-in pantry cupboard, vertical radiator, 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, an airing cupboard, access to the loft via a pull-down ladder, and doors

providing access to the bedrooms and bathroom.

Bedroom One: 12'3" x 11' (3.73m x 3.35m) Window to the front aspect, a radiator, and built-in bedroom furniture.

Bedroom Two: 12' x 9'2" (3.66m x 2.8m) Window to the rear aspect, a radiator, and a built-in wardrobe.

Bedroom Three: 8'10" x 8'8" (2.7m x 2.64m) Window to the front aspect and a radiator.

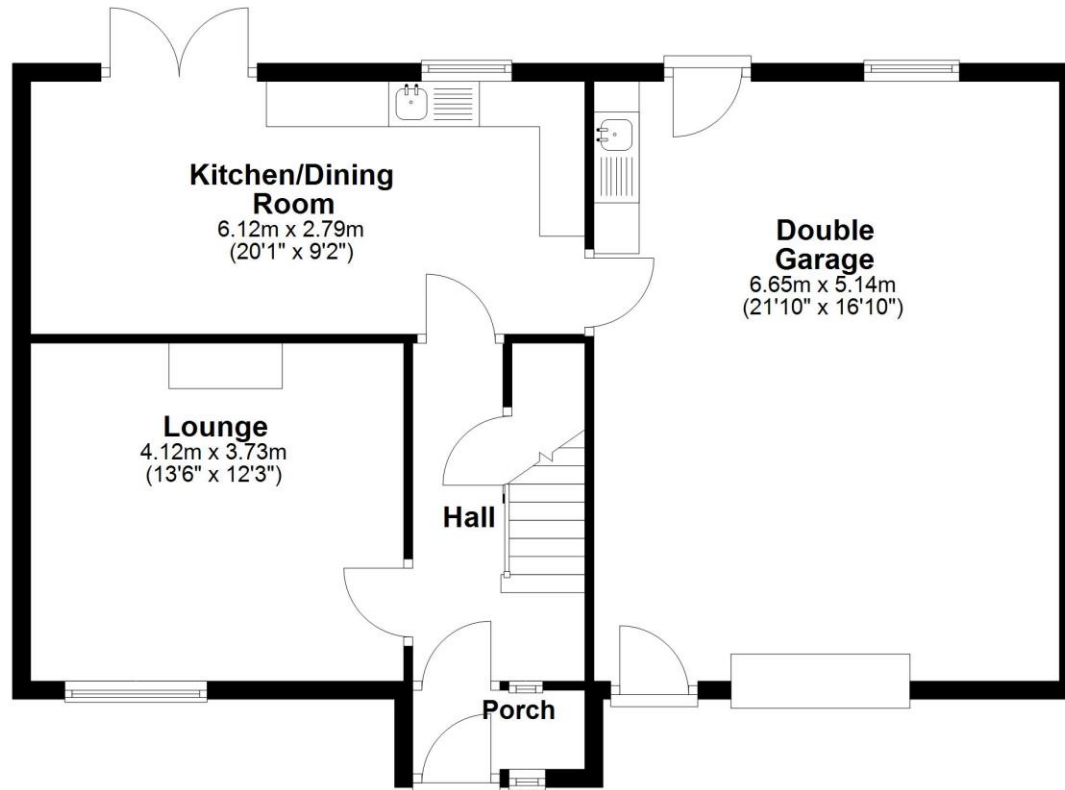
Family Bathroom: A stylish three-piece suite comprising a bath with shower over and shower

screen, close-couple WC and vanity hand wash basin with storage beneath, along with a heated towel rail, tiled walls and floor, and two opaque windows to the rear aspect.

Outside – Rear: The garden is very private and laid predominantly to lawn with fruit trees, a good size patio area with built-in barbecue, door to the garage, and is fully enclosed by fencing.

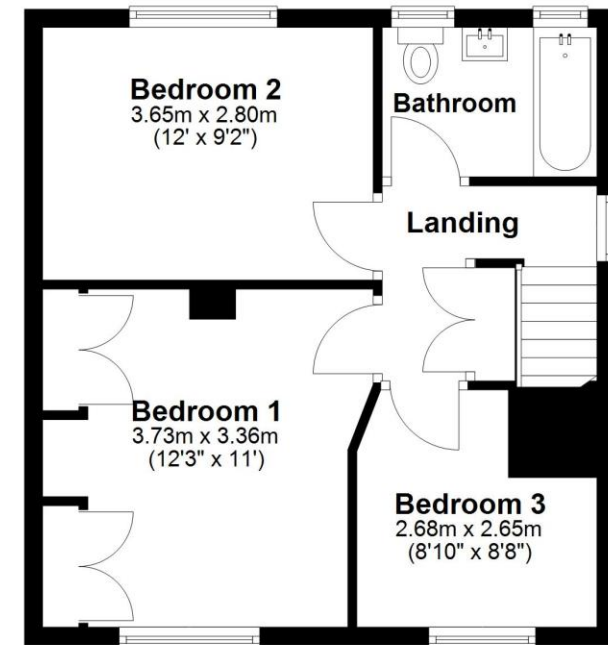
Ground Floor

Approx. 77.2 sq. metres (831.0 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.5 sq. feet)



Total area: approx. 117.8 sq. metres (1267.5 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.



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Attributes

3 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: To be confirmed

Council Tax Band: B



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