



Palmer & Partners



Wyvern Road, Ipswich, Suffolk, IP3

9TJ

Offers in excess of £270,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

- Ravenswood Development
- End Of Terrace House
- Three Bedrooms
- Lounge/Dining Room & Conservatory
- Garage & Double-Length Driveway
- South-Facing Rear Garden



Situated on the sought-after Ravenswood development, offering good access out to the A14 and A12 commuter trunk roads, lies this deceptively spacious three-bedroom end of terrace house. The property benefits from a low-maintenance south-facing rear garden, garage and double-length driveway, replacement double-glazing throughout including front door, and a replacement Worcester boiler. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, ground floor cloakroom, lounge/dining room,

kitchen, conservatory, first floor landing, three bedrooms, and a refitted shower room.

Ravenswood is sited on the old Ipswich Airport to the Southeast side of the town and has grown rapidly due to private housing development. The development was planned to be environmentally sensitive and family friendly with frequent bus service links to the town centre and mixed cycle paths and walkways. There are several artworks and small play areas scattered throughout the estate and two larger recreation parks with play equipment, and an all-weather football / basketball

pitch. Ravenswood also has a primary school, NHS independent care centre, small shopping centre including a PureGym, public house and provides easy access to the A14 / A12 commuter road links. John Lewis and Waitrose along with other stores, a sports centre, and several restaurants and High Street chains are also conveniently located close by. Yet, a few minutes' walk will take you through the Orwell Country Park, and down to the shore of the River Orwell, which is saltwater as it is so close to the estuary.

Outside – Front: The low-maintenance front garden is laid to stone, with a pathway leading to the replacement double-glazed front door, which is complemented by a courtesy light above. The frontage is enclosed by half-height fencing with gated pedestrian access, and a further gate to the side leads to the rear garden.

Entrance Hall: Tiled flooring, radiator, staircase rising to the first floor, and doors to the cloakroom, lounge/dining room and kitchen.

Cloakroom: A two-piece suite comprising a low-level WC and vanity hand wash basin with storage beneath and tiled splashback, along



with a radiator, tiled flooring, and an opaque double-glazed window to the side aspect.

Lounge/Dining Room: 14'7" x 14'6" (4.45m x 4.42m) Two double-glazed windows to the front aspect with day-and-night fitted blinds, two radiators, ceiling inset spotlights and coved ceiling, and an understairs cupboard.

Kitchen: 10'11" x 9'6" (3.33m x 2.9m) The kitchen is fitted with a range of matching eye and base units, roll edge work surfaces, one and a half bowl ceramic sink and drainer, and tiled splashbacks. Appliances include an integrated AEG oven and electric hob with extractor hood over,

and there is space for a fridge freezer, space and plumbing for a washing machine and a dishwasher, laminate flooring, Worcester boiler, and a sliding patio door leading to;

Conservatory: 11'2" x 8'11" (3.4m x 2.72m) Multiple double-glazed windows, double-glazed French doors opening out to the rear garden, laminate flooring, and a double-length radiator. The current owners have replaced the roof to a solid glass roof with ceiling fan.

First Floor Landing: Doors to the bedrooms and shower room, access to the loft, and an airing cupboard which houses the Boilermate Central heating unit.

Bedroom One: 12'4" x 8'7" (3.76m x 2.62m) Double-glazed window to the rear aspect, a radiator, ceiling inset spotlights, and a triple floor-to-ceiling fitted wardrobe set behind mirrored sliding doors.

Bedroom Two: 11'9" x 8'1" (3.58m x 2.46m) Double-glazed window to the front aspect, a radiator, and fitted wardrobes.

Bedroom Three: 8'7" x 6'2" (2.62m x 1.88m) Double-glazed window to the front aspect.

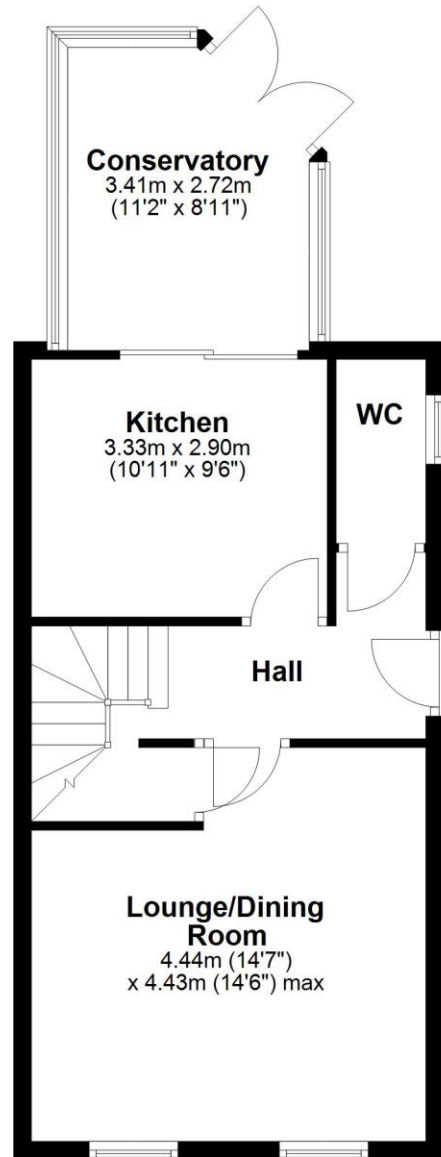
Shower Room: The shower room has been refitted with a stylish three-piece suite comprising a walk-in shower enclosure with Mira shower including a body shower and rainfall

showerhead, close-couple WC and vanity hand wash basin with storage beneath. There is a heated towel rail, tiled flooring, touch LED mirror, and an opaque double-glazed window to the side aspect.

Outside – Rear: The low-maintenance south-facing garden has been beautifully maintained and is laid to stone with a large entertainment/patio area leading out from the conservatory, an outside tap, and is fully enclosed by panel fencing with gated side access.

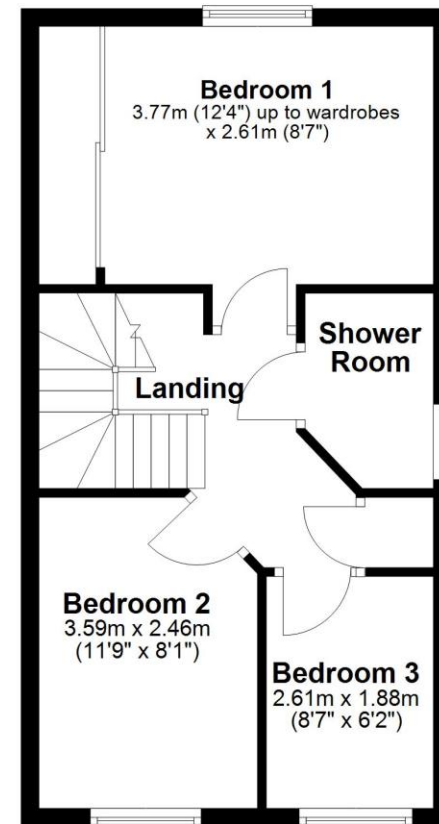
Ground Floor

Approx. 47.8 sq. metres (514.7 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.7 sq. feet)



Total area: approx. 86.5 sq. metres (931.4 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.



Palmer & Partners



Palmer & Partners



Palmer & Partners



Palmer & Partners

Attributes

3 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: C

Council Tax Band: C



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com