



Palmer & Partners



Kestrel Road, Ipswich, Suffolk, IP2
ORN
Asking Price £250,000

Palmer & Partners

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- End Of Terrace House
- Three Double Bedrooms
- Two Reception Rooms
- Ground Floor Bathroom & Shower Room
- Kitchen & Utility Room
- Off-Road Parking to Front
- Courtyard-Style Rear Garden



Situated towards the southwest side of Ipswich and offering good access out to the A12 and A14 commuter trunk roads and mainline train station lies this nicely presented three-bedroom end of terrace house. The property occupies a generous corner plot with a large frontage and comes with off-road parking to the front and a courtyard-style rear garden with hot tub which will remain. The once full-length garage was converted by the previous owners creating a utility room and ground floor shower room with the front section being used for storage. A

single storey extension was also added creating an open plan kitchen/dining room.

As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises an entrance hall, ground floor bathroom and shower room, lounge, kitchen which opens through to the dining room, utility room, and on the first floor are three double bedrooms.

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.

Entrance Hall: Window to the side aspect, a radiator, staircase rising to the first floor, and doors providing access to the bathroom, kitchen and lounge.

Family Bathroom: A three-piece suite comprising a bath, low-level WC and pedestal hand wash basin, along with a heated towel rail, tiled walls and floor, and a built-in cupboard.



Lounge: 15'5" x 10'11" (4.7m x 3.33m)

Bay window to the front aspect, feature fireplace, vertical radiator, and the understairs cupboard has been opened up creating a further seating area.

Kitchen: 12'4" x 9'2" (3.76m x 2.8m)

Fitted with a range of matching eye and base units, roll edge work surfaces with matching upstands, sink and drainer, tiled splashbacks, space for a range-style cooker with built-in extractor hood above, space for a fridge freezer, and opening through to:

Dining Room: 17'10" x 10'8" (5.44m x 3.25m) French doors opening out

to the rear, window to the rear aspect, a radiator, and door leading to:

Lobby: Door opening out to the rear, a radiator, and doors to the utility room, shower room and the front part of the garage.

Utility Room: 7'11" x 6'10" (2.41m x 2.08m) Space and plumbing for a washing machine, space for a tumble dryer, a radiator, tiled floor, window to the side aspect, and door opening out to the side.

Shower Room: A three-piece suite comprising a shower enclosure, low-level WC and hand wash basin, along with a heated towel

rail, tiled walls and floor, and an opaque window to the rear aspect.

Front of Garage: Up and over with power and light connected. This is currently being used for storage.

First Floor Landing: Window to the front aspect, access to the loft, and doors leading to the bedrooms.

Bedroom One: 12'4" x 10'11" (3.76m x 3.33m) Window to the front aspect and a range of built-in bedroom furniture.

Bedroom Two: 12'4" x 9'3" (3.76m x 2.82m) Window to the rear aspect and a radiator.

Bedroom Three: 9'5" x 8'6" (2.87m x 2.6m) Window to the rear aspect, a

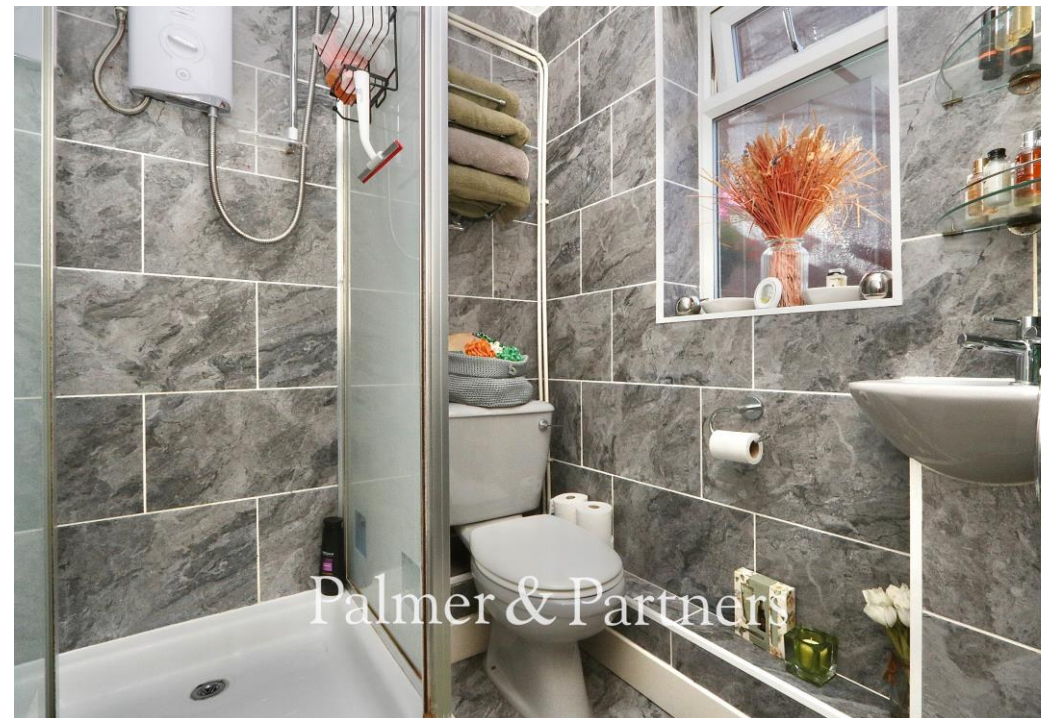
radiator, and cupboard housing the boiler.

Outside: The property occupies a generous corner plot with laid to lawn gardens to the front and side, flowerbeds, and shrubs. There is a driveway providing off-road parking in front of the converted garage and a path leading to the front door. To the rear is a courtyard-style garden which is laid to patio and enclosed by fencing and retaining wall. There is a raised decked area with hot tub, which will remain, and pergola over.



Total area: approx. 106.1 sq. metres (1141.9 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, 2 Bathroom, 2 Reception,

EPC Rating: To be confirmed

Council Tax Band: B



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