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Radcliffe Drive, Ipswich, Suffolk, IP2

9RB

Offers in excess of £325,000

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- No Onward Chain
- Extended Semi-Detached House
- Three Double Bedrooms
- Spacious Living Room
- Stunning 18ft Kitchen/Dining Room
- First Floor Family Bathroom
- Loft Conversion
- Garage & Off-Road Parking for One Car
- Tiered Rear Garden with Games Room



Situated in the popular Belstead Hills area of Ipswich lies this nicely presented and extended three-bedroom semi-detached house which is being sold with no onward chain. The property has had a loft conversion and comes with off-road parking for one car to the front, a garage, generous tiered rear garden with 25ft games room, double-glazing, and gas central heating. There is the potential to convert the garage (subject to planning permission).

As agents, we recommend the earliest possible internal viewing to appreciate the quality of

accommodation on offer which comprises a front porch, entrance hall, living room, stunning 18ft kitchen/dining room, first floor landing, two well-proportioned double bedrooms, stylish family bathroom, and a loft conversion which is being used as a third large bedroom.

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 garden is laid to lawn with a path leading to the

front door and driveway providing off-road parking for one car.

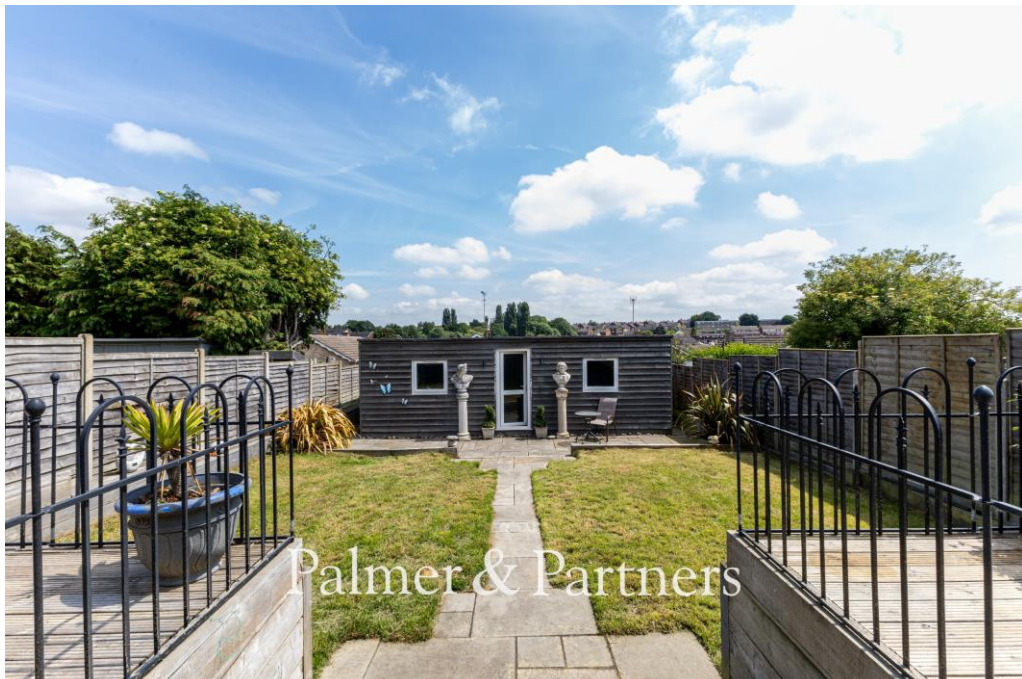
Garage: 27'4" x 11'3" (8.33m x 3.43m) Pedestrian door opening out to the rear garden.

Front Porch: Windows to the front aspect and a door opening into:

Entrance Hall: Radiator, staircase rising to the first floor, tiled floor with underfloor heating, and doors providing access to the living room and kitchen/dining room.

Living Room: 17'2" x 13' (5.23m x 3.96m) Double-glazed box bay window to the front aspect and a radiator.

Kitchen/Dining Room: 18'4" x 17'9" (5.6m x 5.4m) The contemporary



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kitchen is fitted with an extensive range of J-Pull eye and base units with kickboard lighting, roll edge work surfaces, sink and drainer, and metro tile splashbacks. Integrated appliances include a washing machine, dishwasher and tumble dryer with space for a range-style cooker, with built-in extractor hood over, and further space for an American-style fridge freezer. There is a centre island incorporating a breakfast bar with J-pull cupboards and drawers beneath, a radiator, tiled floor with underfloor heating, ceiling inset spotlights, an understairs cupboard, and space for a dining

table and chairs. Double-glazed windows to the rear aspect and a large set of sliding patio doors which open onto an elevated raised decked area allow in plenty of natural light.

First Floor Landing: There are doors providing access to the bedrooms and bathroom with a lobby area which has a staircase leading up to the loft conversion.

Bedroom: 11'1" x 9'9" (3.38m x 2.97m) Double-glazed window to the front aspect and a radiator.

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Family Bathroom: 8'6" x 4'10" (2.6m x 1.47m) A stylish three-piece suite comprising a bath with shower over and shower screen, close-couple WC and vanity hand wash basin with large drawers beneath. The bathroom has a heated towel rail, tiled walls and floor, and an opaque double-glazed window to the rear aspect.

Loft Conversion: 18'7" x 14'5" (5.66m x 4.4m) Two Velux windows, a radiator, ceiling inset spotlights, and cupboard housing the boiler. There is restricted head height.

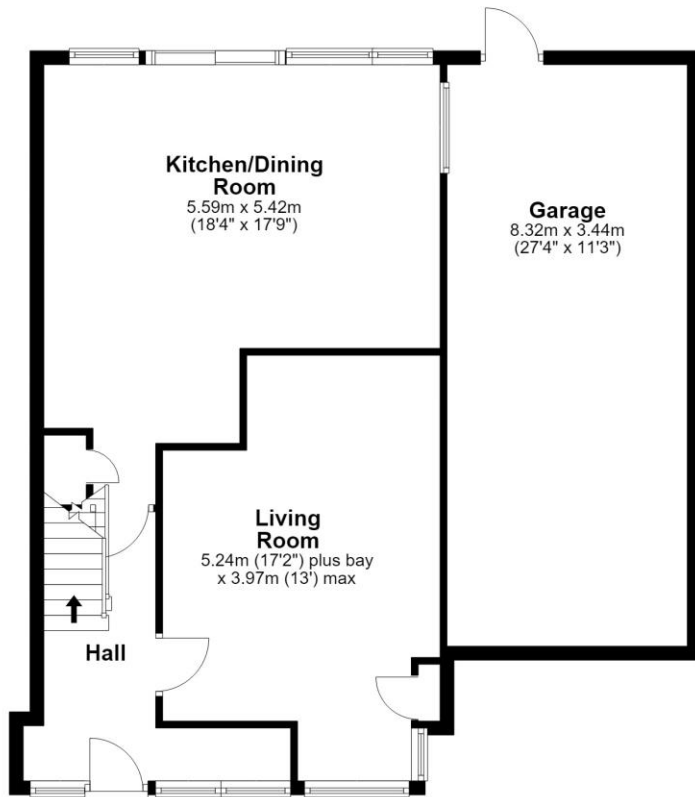
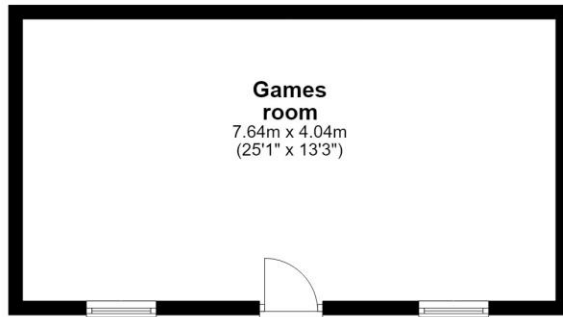
Outside - Rear: Leading out from the kitchen/dining room is a large decked entertaining area which is

enclosed by timber fencing and balustrades. Steps lead down to a further decked seating area which is enclosed by fencing and wrought iron railings. Another set of steps then lead down to a patio area with the remainder of the garden being laid to lawn. A path leads from the patio to a large games room at the rear of the garden which has a paved terrace in front. The whole garden is fully enclosed by fencing and is very private and non-overlooked.

Games Room: 25'1" x 13'3" (7.65m x 4.04m) Two windows, door opening out to the garden, and power and light is connected.

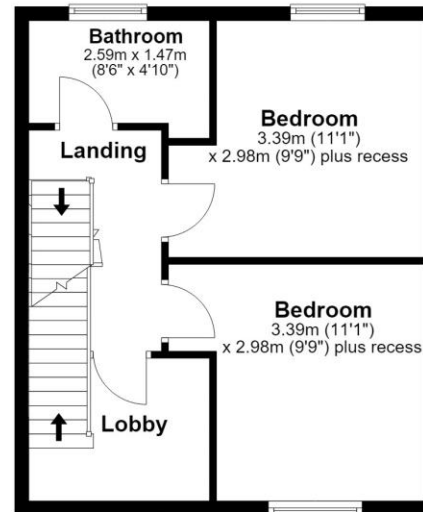
Ground Floor

Approx. 118.3 sq. metres (1273.5 sq. feet)



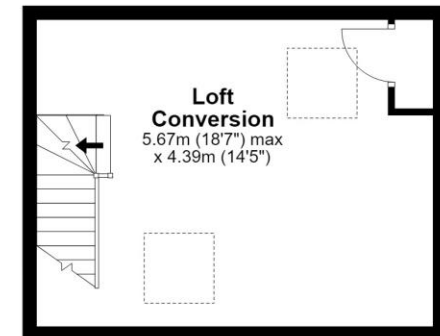
First Floor

Approx. 39.0 sq. metres (419.8 sq. feet)



Second Floor

Approx. 24.9 sq. metres (267.9 sq. feet)



Total area: approx. 182.2 sq. metres (1961.2 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: To be confirmed

Council Tax Band: C



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