



Dryden Road | Ipswich | IP1 6QF

Guide Price £300,000 Freehold



Dryden Road, Ipswich, IP1 6QF

A well presented and extended three bedroom semi-detached family home fringing the Crofts to the popular North West of Ipswich, convenient to local schools, bus routes, shops and amenities. The accommodation of good proportions briefly comprises, sheltered entrance, entrance hall, kitchen-dining room opening into family room with bi-fold doors opening to garden, and sitting room on the ground floor with landing, three bedrooms and modern family bathroom on the first floor. To the outside there is driveway off-road parking to the front, whilst to the rear there is a good-sized South Easterly facing established garden mainly laid to mature lawn with elevated decking entertainment area enjoying an open outlook. Further benefits include gas fired central heating via a modern boiler, triple and double glazing. Early viewing is highly recommended.

SHELTERED ENTRANCE

Double glazed door with full height side casements to entrance hall.

ENTRANCE HALL

Inset mat-well, radiator, stairs rising to first floor, under stairs cupboard, wood effect flooring, doors to.

SITTING ROOM

13' x 11' 11" approx. (3.96m x 3.63m) Dual aspect triple glazed windows to front and side, radiator, feature fireplace recess, television point.

KITCHEN-DINING ROOM

18' x 10' 6" approx. (5.49m x 3.2m) Triple glazed window to side, vertical radiator, a range of classic style base and eye level fitted cupboard and drawer units with wood effect worktops, ceramic sink drainer unit with mixer tap, dual fuel range cooker, dish-washer, spaces for washing machine and fridge-freezer, tiled splash backs, modern wall mounted gas fired boiler, part wood effect luxury vinyl tile flooring, opening through to family room.

FAMILY ROOM

17' 3" x 8' 6" approx. (5.26m x 2.59m) Vertical radiator, bi-fold doors opening to garden.



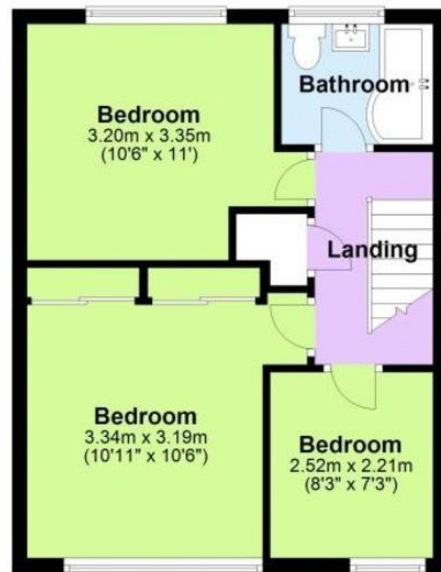
Ground Floor

Approx. 53.9 sq. metres (580.2 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.7 sq. feet)



Total area: approx. 93.6 sq. metres (1007.8 sq. feet)

Mortimer EPC
Plan produced using PlanUp.

STAIRS RISING TO FIRST FLOOR

LANDING

Built-in cupboard, loft access, doors to.

BEDROOM ONE

10' 11" x 10' 6" approx. (3.33m x 3.2m) Triple glazed window to front, radiator, built-in mirror fronted double wardrobes.

BEDROOM TWO

11' x 10' 6" approx. (3.35m x 3.2m) Triple glazed window to rear, radiator.

BEDROOM THREE

8' 3" x 7' 3" approx. (2.51m x 2.21m) Triple glazed window to front, radiator.

FAMILY BATHROOM

6' 9" x 5' 7" approx. (2.06m x 1.7m) Obscured double glazed window to rear, chrome heated towel rail, modern suite consisting of shaped shower bath with fixed shower head and separate rinser, low level WC and wall mounted hand-wash basin with mixer tap, part tiled walls, inset LED ceiling lights, extractor fan, vinyl flooring.

OUTSIDE

Brick paved driveway providing off-road parking to the front, with double gated side access to the rear. The established South Easterly facing rear garden is mainly laid to mature lawn with an elevated decking entertainment area and enjoys an open outlook.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £1,915.28 PA (2023-2024).

NEARBY SCHOOLS

Castle Hill Primary and Ormiston Endeavour High.

Energy performance certificate (EPC)

Dryden Road IPSWICH IP1 6QF	Energy rating C	Valid until: 26 April 2033 Certificate number: 0244-1209-8807-4308-1104
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Property type	Semi-detached house
Total floor area	94 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

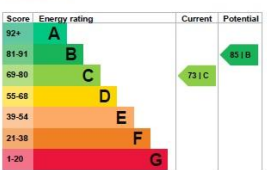
This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



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