



Kempton Road, Ipswich, Suffolk
£330,000



A fantastic opportunity to acquire this three bedroom semi detached family home benefitting from extensions to both the rear and side elevations whilst being in this convenient location close to local shops, retail park and A14/A12 junction.

- **HENLEY RISE**
- **SEMI DETACHED HOUSE**
- **EXTENDED TO SIDE AND REAR**
- **THREE BEDROOMS (LARGER THAN NORMAL)**
- **ENTRANCE PORCH**
- **FITTED 16'0 KITCHEN**
- **SEPARATE DINING AREA**
- **CONSERVATORY**
- **GROUND FLOOR SHOWER ROOM**
- **OFF ROAD PARKING**

LOCATION:

Kempton Road is situated to the West side of Ipswich close to local schools, shops, supermarkets and restaurants. The town centre is within easy reach with a wide variety of shops, supermarkets, the Buttermarket and Sailmakers shopping centres as well as Ipswich mainline station for access to London Liverpool Street. The A14 trunk road is also close by for Bury St Edmunds, Colchester and Felixstowe

PROPERTY:

This lovely three bedroom two reception house has benefitted from a good sized rear two storey extension giving two receptions and improved bedroom sizes. A side extension has also allowed a ground floor shower room and large storage room. The property has also undergone improvements that mean that the property now caters for those everyday needs. The accommodation now comprises:- Entrance porch, entrance hall, storage/utility room, kitchen, dining room, inner lobby, shower room/WC, living room and conservatory. The first floor leads to three bedrooms, (one and two extended) and a bathroom/WC. Outside there is ample off road parking on an open plan driveway and rear garden with raised patio.

Council Tax Band: B
Ipswich





ENTRANCE PORCH:

5'7 x 4'10 (1.70m x 1.47m)

Double glazed entrance door to:- tiled floor, and access to storage room.

STORAGE ROOM:

14'1 x 3'0 (4.29m x 0.91m)

Recessed lighting, double glazed port hole window to front elevation and tiled floor.

ENTRANCE HALL:

Access via a double glazed entrance door and matching side panel:- stairflight to first floor landing, radiator and wood laminate flooring.

KITCHEN:

16'0 x 9'0 (4.88m x 2.74m)

Double window to front elevation, one and a quarter bowl inset sink unit inset to work surface with cupboards under, a range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching units, courtesy lighting, filter hood over a four ring ceramic Neff hob, Bosch electric oven, inset to unit with microwave, tall standing storage unit, tall standing cupboard, integrated dishwasher, space for washing machine, space for tumble drier, space for American style fridge /freezer and tiled flooring.

DINING ROOM:

12'9 x 7'10 (3.89m x 2.39m)

Radiator, wood laminate flooring, and panel glazed doors to living room.

INNER LOBBY:

Under stairs storage cupboard with wall Vaillant gas boiler and access to shower room.

SHOWER ROOM/WC

5'7 x 3'1 (1.70m x 0.94m)

Radiator, low level WC, pedestal wash hand basin, shaver socket, shower cubicle with shower unit and screen door, extractor fan, tiled walls and tiled flooring tiled flooring.

LIVING ROOM:

19'10 x 7'10 (6.05m x 2.39m)

Radiator, fire surround with inset coal effect gas fire, double glazed patio doors to garden and double glazed doors to conservatory.

CONSERVATORY:

9'8 x 8'2 (2.95m x 2.49m)

Polycarbonate style roof, double glazed windows to three elevations, radiator, ceiling fan, double glazed doors to garden and tiled flooring.



LANDING:

Access to loft space,

BEDROOM ONE:

22'4 x 9'2 (6.81m x 2.79m)

Double glazed window to rear elevation, radiator, A range of wardrobe cupboards, bed alcove, dressing area and radiator.

BEDROOM TWO:

16'1 x 11'0 (4.90m x 3.35m)

Double glazed window to rear elevation, radiator and wood laminate flooring.

BEDROOM THREE:

10'1 x 9'2 (3.07m x 2.79m)

Double glazed window to front elevation and radiator.

BATHROOM/WC:

6'11 x 5'6 (2.11m x 1.68m)

Double glazed frosted window to front elevation, extractor fan, low level WC with concealed cistern, wash hand basin with vanity unit under, panel bath with hand grips and mixer tap shower spray, heated towel radiator, tiled walls and tiled floor.

FRONT GARDEN:

Laid to block paving for off road vehicular parking.

REAR GARDEN:

Raised block paved patio area, stepping down to lawn and decked area, timber summer house and side access.



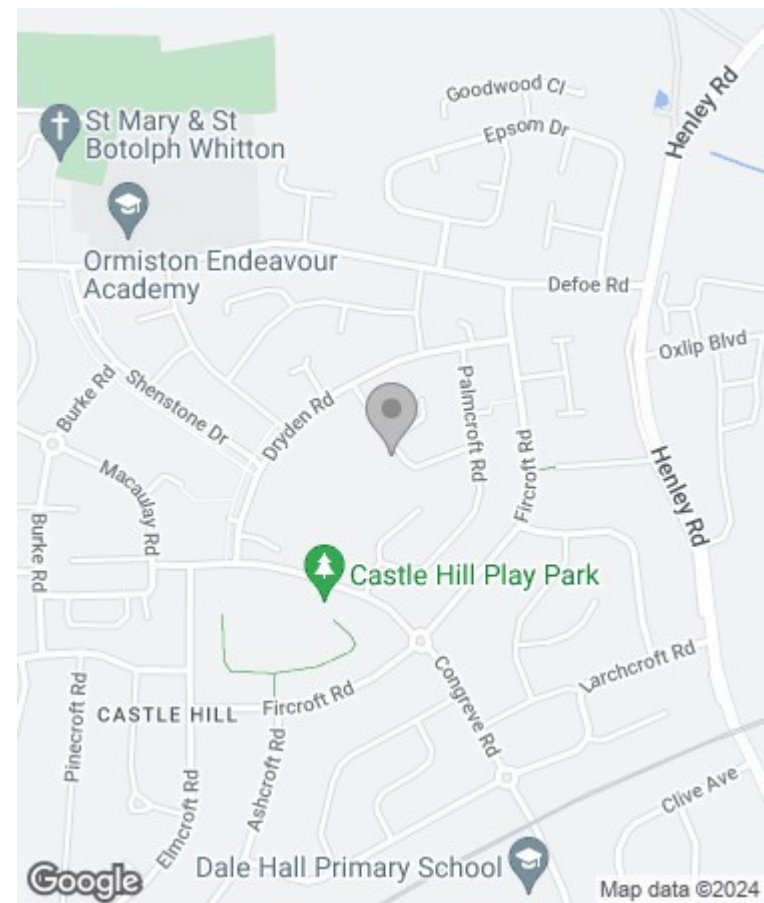








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		