



Chesterfield Drive, Ipswich, Suffolk  
£260,000

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- No Onward Chain
- Three Bedroom Semi-Detached House
- Ample Off Road Parking
- Single Integral Garage
- 60ft (approx) Rear Garden
- Downstairs Shower Room
- Two Living Areas
- Modernised Central Heating System (2021)
  - IP1 Location
- Close to Local Amenities & Schooling



A great opportunity to acquire this three-bedroom semi-detached family home situated on the edge of the Crofts Development with no onward chain.

Requiring modernisation throughout, this property would make an ideal investment for first time buyers.

### The Property

A fantastic opportunity to acquire this three bedroom semi-detached family home with potential to extend and put your own stamp on.

The property comprises separate lounge and dining room, dual kitchen area, downstairs shower room, two double bedrooms, a further single bedroom, first floor family bathroom and integrated garage. An ideal property for first time buyers or those looking for a project.

The central heating system was overhauled and a new combination boiler fitted with new radiators in January 2021.





### Location

Chesterfield Drive is situated on the north-western outskirts of the town with amenities nearby including local pharmacy & doctors surgery, local schools and Meredith Road shops. There are further retail parks located further out of town. Ipswich town centre is easily accessible which has an abundance of shopping facilities, coffee houses, bars and restaurants. For the commuter the A12 and A14 are both easily accessible.

### Ground Floor

#### Entrance Hall

The front porch leads to a generous sized hallway with doors leading to:

#### Living Room

9'6" x 12'1" (2.9 x 3.7)

A spacious living room overlooking the front aspect with bay window and radiator.

#### Dining Room

8'7" x 11'7" (2.62 x 3.54)

Good sized dining room overlooking the rear aspect with feature fireplace and sliding doors to conservatory/lean-to.

#### Kitchen

A unique dual kitchen area comprising a range of wall and ceiling units and sliding doors leading to conservatory/lean-to. Through the archway leads to the second part of the kitchen with stainless steel sink, combi boiler (fitted in 2021), space for a cooker and washing machine. Half tiled walls and tiled flooring throughout, windows overlooking rear and side aspect and door to hall leading to integral garage and:

#### Shower Room

Downstairs shower room comprising shower cubicle, low level WC and hand wash basin.



**Lean-To/Conservatory**

Wooden lean-to/conservatory to the rear of the property comprising flat roof and door to rear garden.

**First Floor**

**Master Bedroom**

8'0" x 12'1" (2.46 x 3.70)

A light and airy large master bedroom overlooking the front aspect complete with bay window, radiator and floor to ceiling built-in wardrobes.



**Bedroom Two**

7'2" x 11'7" (2.20 x 3.54)

Further double bedroom situated to the rear of the property with built-in storage space and window overlooking the garden.



**Bedroom Three**

6'4" x 8'3" (1.94 x 2.52)

Single bedroom with window overlooking the rear garden.



**Family Bathroom**

Three piece bathroom suite comprising low level WC, hand wash basin and bath. Fully tiled walls with partition wall separating the toilet, wood panelled ceiling and wooden flooring with windows overlooking side and front aspect.

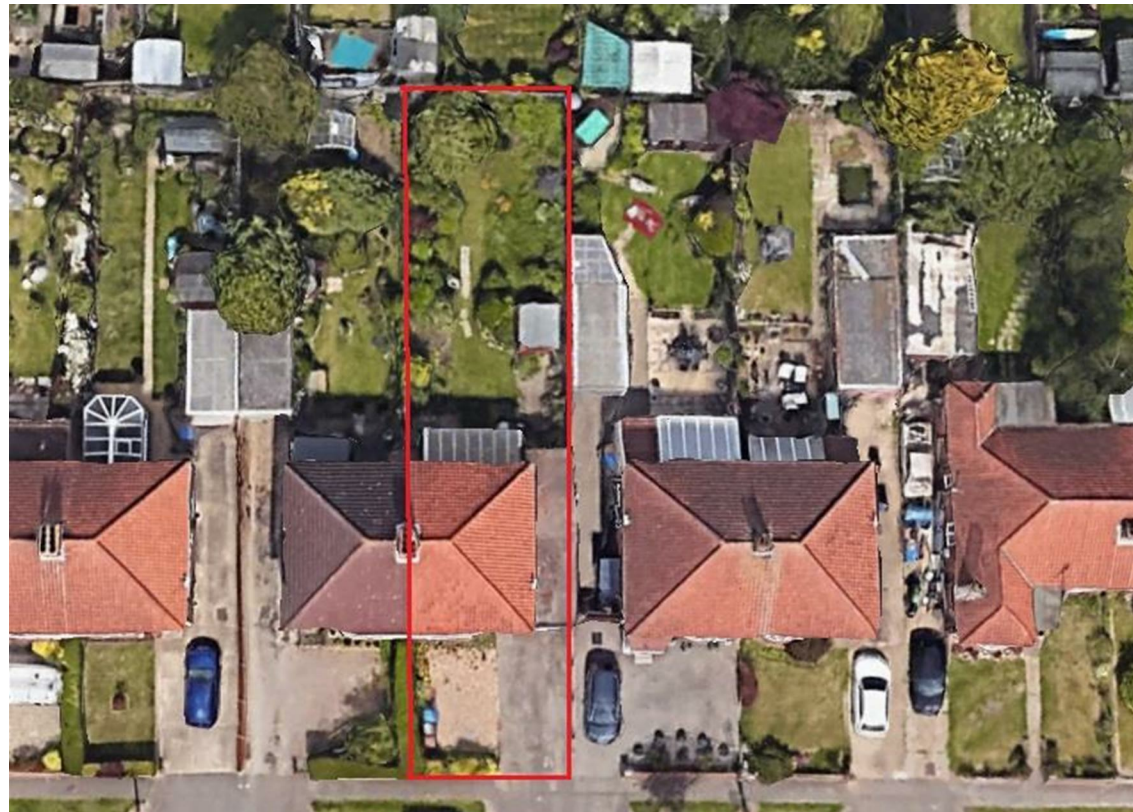


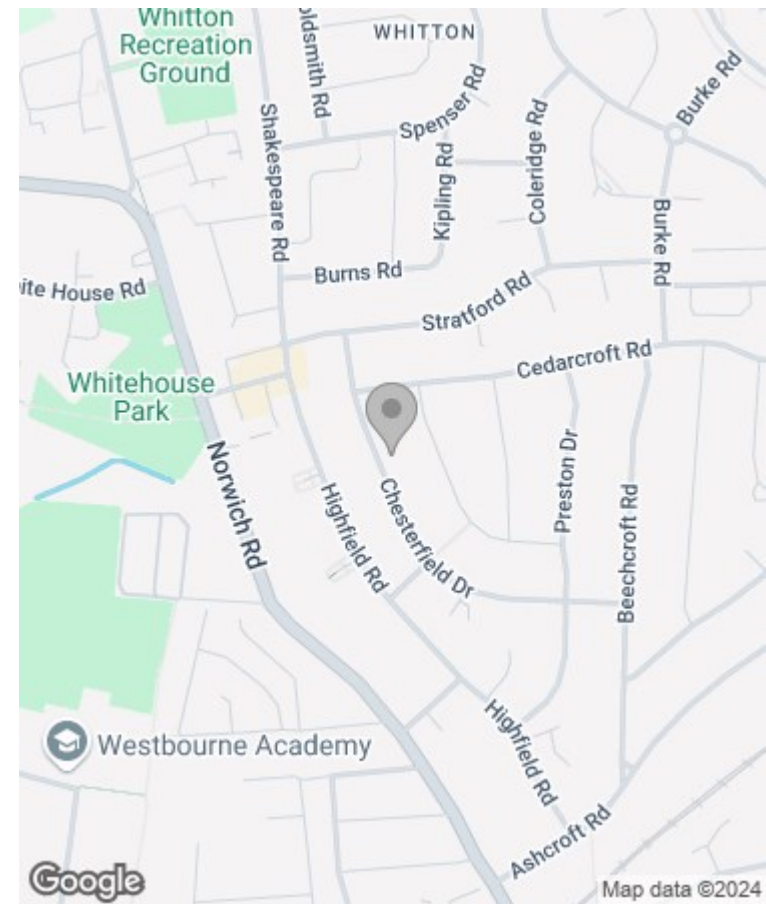
**Outside**

To the rear is the 60ft (approx) garden laid mainly to lawn and bordered with mature shrubs and trees. A concrete path leads to a large garden shed and paving stones take you to the end of the garden which is enclosed with mature shrubs and fencing surround.



The front of the property has off road parking for multiple vehicles and is part gravel part concrete. The boundary is separated by a mature hedgerow and a small brick wall at the front. There is access to the integral garage via an up and over door.





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

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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