



Roundwood Road, Ipswich,
£250,000

- **IP4 EAST IPSWICH LOCATION**
- **ESTABLISHED HOUSE**
- **THREE BEDROOMS**
- **TWO RECEPTIONS**
- **UTILITY ROOM**
- **GAS TO RADIATOR HEATING**
- **CONSERVATORY/GARDEN ROOM**
- **WESTERLEY GARDEN**
- **SIDEGATE AND NORTHGATE SCHOOLING CATCHMENT (STA)**
- **LOCAL SHOPS AND FACILITIES**



A great example of this well proportioned established three bedroom, two reception semi detached house located in the frequently requested east (IP4) area of Ipswich close to schooling (Northgate catchment STA), local shops and facilities.

PROPERTY:

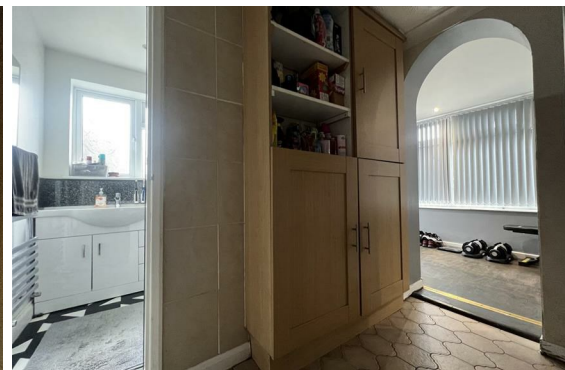
Welcome to Roundwood Road, Ipswich - a charming semi-detached house built in 1910 that exudes character and warmth. This delightful property boasts two reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of room for the whole family to unwind and make this house a home.

Step inside this inviting abode and be greeted by 1,184 sq ft of well-designed living space that blends period features with modern comforts. The property's traditional charm is evident throughout.

Located in the heart of Ipswich, this house is not just a home, but a lifestyle. The convenient layout makes everyday living a breeze. Whether you're enjoying a cup of tea in one of the reception rooms or unwinding in the comfort of your bedroom, this property offers a perfect balance of comfort and style.

Don't miss the opportunity to make this charming house on Roundwood Road your own. With its timeless appeal and ideal location, this property is a true gem waiting to be discovered.

Council Tax: Band B
Ipswich



LOCATION:

The property is located within easy reach of the reputed Northgate high school, walking distance of the hospital, shops and amenities and is less than 3 miles from Ipswich town centre which offers an array of further shopping, major supermarkets and plenty of leisure activities including the impressive Empire Cinema in the Buttermarket. There is also a choice of restaurants, shops at Ipswich Waterfront which is also within 3 miles. Transport links are excellent with regular train services linking London Liverpool Street and Cambridge from the Ipswich mainline station again about 3 miles away and A14 (Midlands/North) is within easy reach

ENTRANCE HALL:

Double glazed frosted entrance door to:- radiator, starlight to first floor landing and wood laminate flooring.

LOUNGE:

15'1 x 11'5 (4.60m x 3.48m)

Double glazed bay window to front elevation, fire surround with inset electric fire and radiator.

DINING ROOM:

12'4 x 11'11 (3.76m x 3.63m)

Double glazed window to conservatory, radiator, fitted storage cupboards, storage cupboard under stairs and wood laminate floor. Open to:-

KITCHEN:

10'3 x 10'1 (31.39m x 3.07m)

One and a quarter bowl inset sink unit with mixer tap, and cupboards under, a range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching cupboards, filter hood over five ring gas hob, tall standing storage unit and open window alcove to conservatory.



UTILITY ROOM:

8'1 x 6'2 (2.46m x 1.88m)

Recessed lighting, a range of fitted cupboards, space for washing machine, space for fridge freezer and tiled flooring.

CONSERVATORY/GARDEN ROOM:

22'6 x 6'6 (6.86m x 1.98m)

Recessed lighting, double glazed windows to side elevation, two radiators, double glazed French doors to garden and flooring.

BATHROOM:

7'9 x 5'3 (2.36m x 1.60m)

Extractor fan, double glazed frosted window to rear elevation, recessed lighting, low level WC with concealed cistern, wash hand basin with vanity cupboard and drawers, shower cubicle with shower unit and screen. Heated towel radiator.

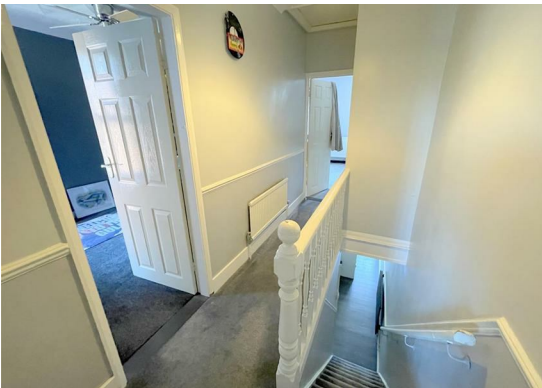
LANDING:

Radiator, built in cupboard and access to loft space.

BEDROOM ONE:

15'1 x 11'5 (4.60m x 3.48m)

Two double glazed windows to front elevation, radiator and a range of fitted wardrobe cupboards with sliding doors.



BEDROOM TWO:

11'11 x 9'8 (3.63m x 2.95m)

Double glazed window to rear elevation and radiator.

BEDROOM THREE:

10'0 x 9'11 (3.05m x 3.02m)

Double glazed window to rear elevation, radiator and built in cupboard.

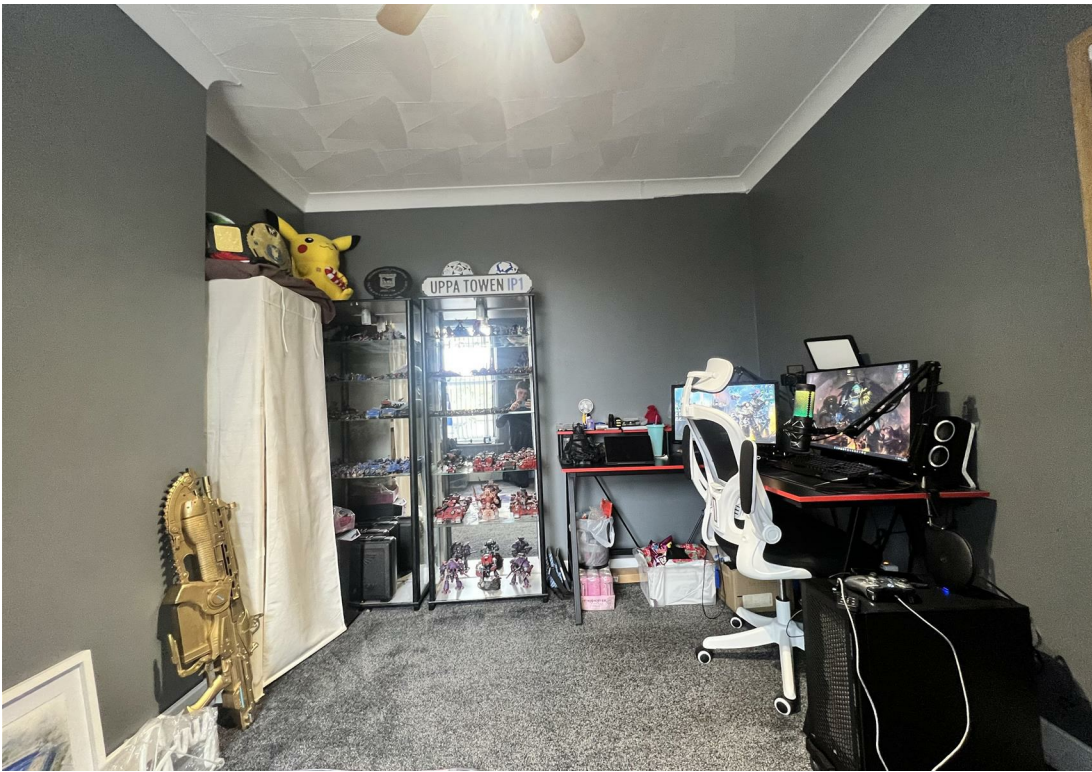
FRONT GARDEN:

Set behind a brick boundary wall with wrought iron style gate and path to front door. Further path to side gate with access to the rear garden.

REAR GARDEN:

50'0 x 20'0 (15.24m x 6.10m)

Paved patio area, artificial lawned areas, slate chippings flower beds, outside water tap and side pedestrian access.





Roundwood Road, Ipswich



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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