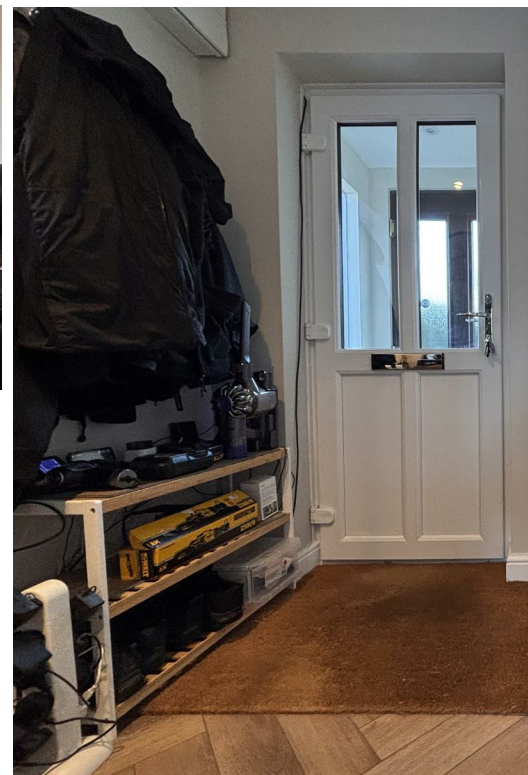
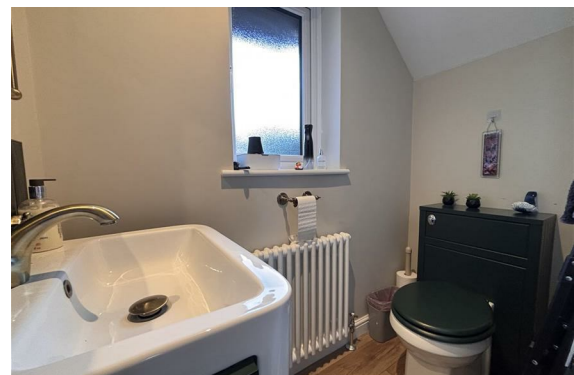




Grantham Crescent, Ipswich,
£376,995



- **SOUTH WEST IPSWICH**
- **DETACHED HOUSE**
- **THREE BEDROOMS**
- **LIVING/DINING ROOM**
- **CONSERVATORY/GARDEN ROOM**
- **CLOAK ROOM**
- **FITTED MODERN KITCHEN**
- **MODERN BATHROOM**
- **GARAGE**
- **DRIVEWAY**



NO ONWARD CHAIN: A truly immaculate three bedroom detached family home located to the south west of Ipswich with access to shops , Marina, town centre and railway station.

PROPERTY:

Welcome to Grantham Crescent, Ipswich - a charming detached house that could be your next home! This lovely property boasts a spacious reception room and garden room, perfect for entertaining guests or simply relaxing with your family. With three cosy bedrooms, (one presently being used as a dressing room) there's plenty of space for everyone to unwind and make themselves at home.

Situated in a peaceful neighbourhood, this house offers a retreat from the hustle and bustle of everyday life. The property features a well-maintained bathroom, providing convenience and comfort for you and your loved ones.

Built between 1990-1999, this house combines modern amenities with classic charm, offering the best of both worlds. The property's size is perfect for those looking for a cosy home without feeling overwhelmed by excessive space.

Council Tax: Band D
Ipswich

LOCATION:

The property is situated to the south-west side of the town just off Belstead Road. Close by Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations. It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

ENTRANCE HALLWAY:

Access via a double glazed door to:- radiator, double glazed window to side elevation, staircase to next level and Kardean style flooring.

CLOAKROOM:

6'0 x 3'0 (1.83m x 0.91m)

Double glazed frosted window to front elevation, radiator, wash hand basin with mixer tap and tiled splashbacks, vanity cupboard, low level WC, drop light switch and Kardean flooring.

KITCHEN:

10'11 x 9'1 (3.33m x 2.77m)

Recessed lighting, double glazed window to rear elevation, wall mounted (new) Ideal gas boiler, One and a quarter bowl sink unit with hot water tap, a range of floor standing cupboards and units with adjacent work tops, wall mounted matching units, integrated dishwasher, space for washing machine, stainless steel filter hood over induction hob, built in Neff oven inset to, tall standing unit, integrated fridge/freezer, tall standing storage unit, and Kardean style flooring.

LIVING/DINING ROOM:

17'7 x red 10'10 x 16'3 (5.36m x red 3.30m x 4.95m)

Double glazed window to front elevation, radiator, fire surround with inset coal effect gas fire, Kardean style flooring and open plan to:-

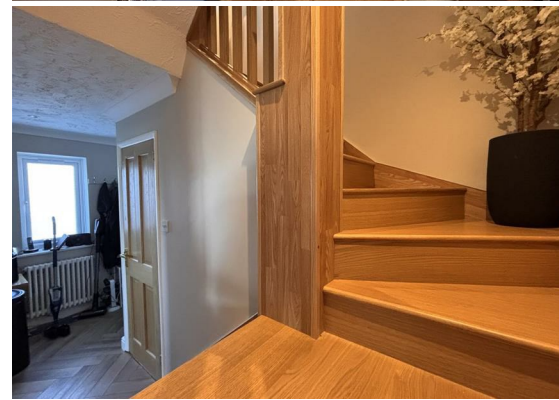
CONSERVATORY/GARDEN ROOM:

10'0 x 8'5 (3.05m x 2.57m)

Poly carbonate roof, wall radiator, power and lighting, double glazed windows to three elevations, double glazed French doors to garden and Kardean style flooring.

LANDING:

There are three intermediate landings to levels with the top landing:- giving access to bedrooms.



BATHROOM:

6'3 x 5'6 (1.91m x 1.68m)

Recessed lighting, extractor fan, double glazed frosted window to one elevation, radiator, shaver socket, low level WC, with concealed system, wash hand basin with mixer tap and cupboards under, 'P' shaped bath with mixer tap shower spray and screen, tiled splashbacks and Karndeian style flooring.

BEDROOM ONE:

15'1 x 10'5 (4.60m x 3.18m)

Double glazed window to rear elevation, feature radiator, a range of fitted storage cupboard and display shelving, further range of wardrobe cupboards with sliding doors.

BEDROOM TWO:

10'9 x 9'2 (3.28m x 2.79m)

Double glazed window to rear elevation, radiator and fitted wardrobe cupboards.

BEDROOM THREE:

9'11 x 6'10 (3.02m x 2.08m)

Presently being used as a dressing room with an excellent range of complimenting cupboards shelving and storage, radiator and double glazed window to front elevation.

FRONT GARDEN:

The property is fronted by a low privet hedge, access to front door, block paved driveway with access to garage.

REAR GARDEN:

Paved steps down to lawned area, paved patio, raised pond, outside water tap, chipped bark flower beds, further decking forming patio area, access to fenced area with two timber storage buildings and double wooden gates.

GARAGE:

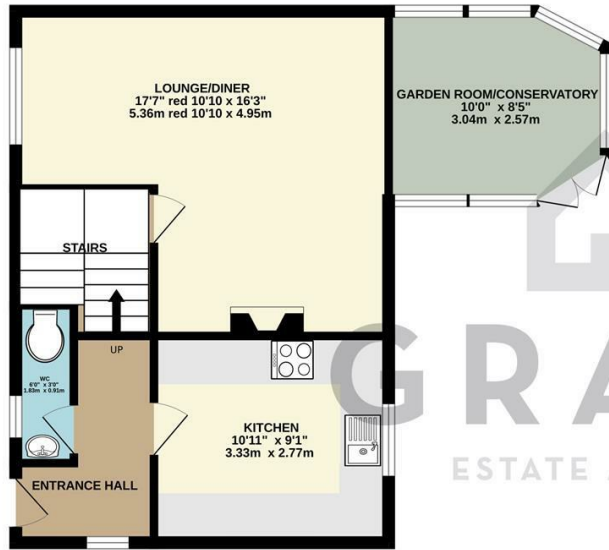
17'6 x 8'7 (5.33m x 2.62m)

Electric roll up door, eaves storage, power and lighting. Personal door to garden.

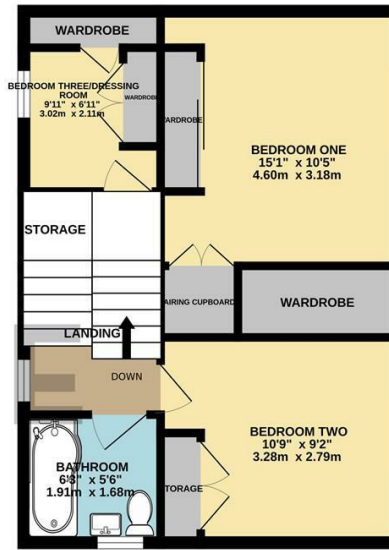




GROUND FLOOR



1ST FLOOR

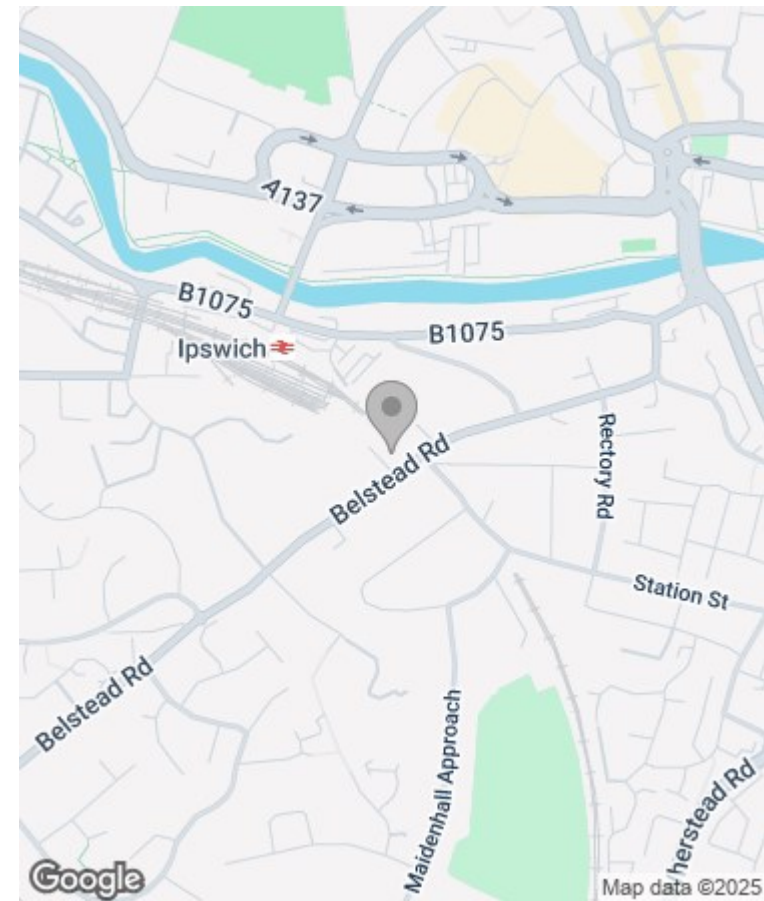


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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	