



Clapgate Lane, Ipswich,
£290,000

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GRACE ESTATE AGENTS are delighted to present this beautifully modernised, Three Bedroom, Semi-Detached House, with a rear Kitchen Extension. Within Ipswich Academy Catchment, and within walking distance of Primary Schools; this is an ideal location for a Family Home.

PROPERTY

This well modernised, Three Bed Semi offers a great family space. There is a large Entrance Hallway, with understairs Storage, leading to the front Living Room with Bay Window, Downstairs Cloakroom and the Kitchen/Dining Room. The Kitchen offers a large open space, with skylights and large french doors into the Garden for plenty of Natural Light. Upstairs, there are Three Bedrooms (Two Doubles and One Large Single), as well as the Family Bathroom with Shower-Over-Bath.

LOCATION

Located to the South-East of Ipswich, just off Cliff Lane; this property is well situated for all family needs, such as easy access to Supermarkets, Bus Routes, Pubs, Restaurants, Town Centre, High Schools, Primary Schools such as Cliff Lane Primary School and Murrayfield Primary School, as well as Ipswich Academy & Copleston High Schools (subject to availability). The A14 is just a short drive out of town, providing easy routes to all major areas.

Ipswich Train Station: 2.9 Miles (12 minutes drive)
Ipswich Hospital: 2.4 Miles (9 minutes drive)
Portman Road Stadium: 2.9 Miles (10 minutes drive)

Murrayfield Primary School: 0.2 Miles (5 minute walk)
Cliff Lane Primary School: 0.6 Miles (13 minute walk)
Ipswich Academy: 0.9 Miles (20 minute walk)
Copleston High School: 1.6 Miles (6 minute drive)

ENTRANCE HALL

UPVC front door into property, stairs up to first floor, door into living room, cloakroom and kitchen/dining room, high quality laminate flooring





KITCHEN/DINING ROOM

Spacious Kitchen and Dining Area with double glazed, french doors into rear Garden, base units and eye-level units, integrated dishwasher, fridge/freezer & eye-level oven and grill, induction hob, integrated single sink with draining board, double glazed skylights and window into rear garden, ample dining Room space, enough for a sizable table

LIVING ROOM

Bay fronted living room, laid to carpet, feature fireplace

BEDROOM ONE

Bay fronted double bedroom, built-in mirrored wardrobes, laid to carpet

BEDROOM TWO

Double Bedroom, laid to carpet

BEDROOM THREE

Single Bedroom, currently used as an Office Space, window to the front

BATHROOM

Recently fitted, three piece bathroom suite - shower-over-bath, basin and WC, high quality laminate flooring, tiled walls

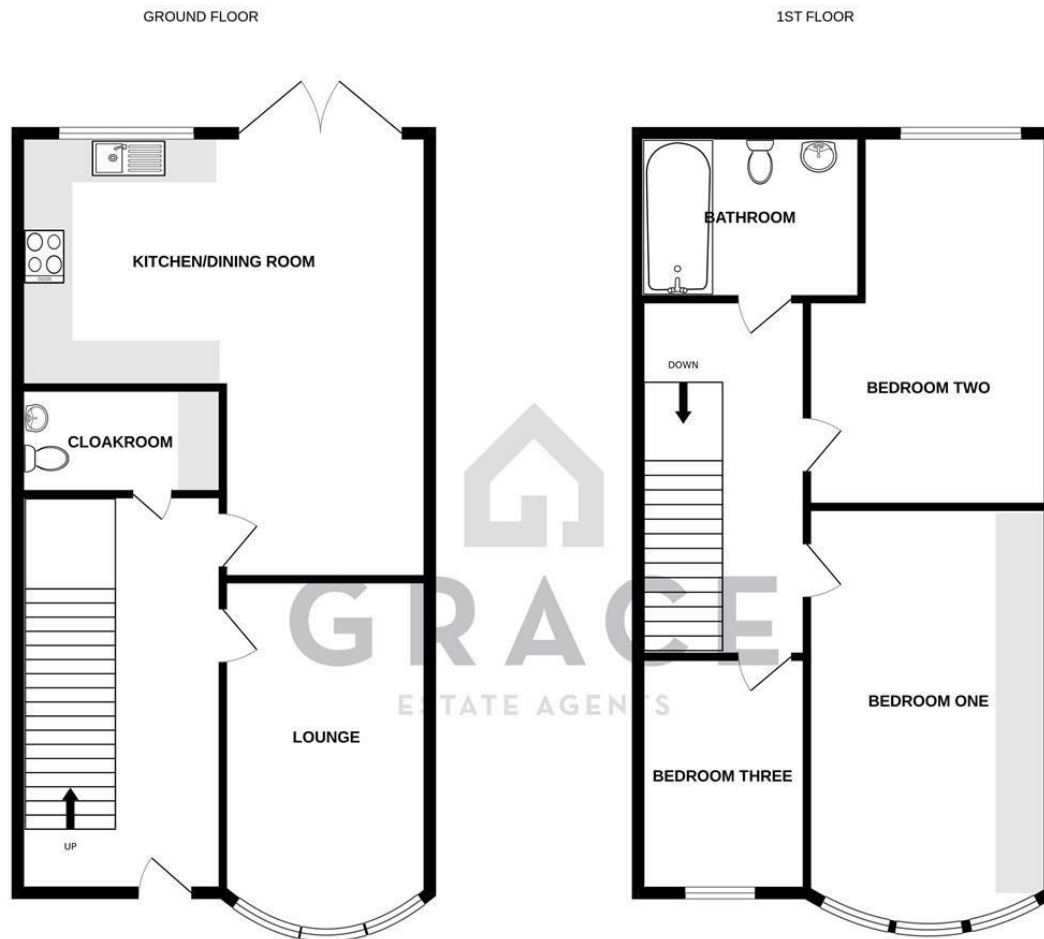
GARDEN

Rear garden, laid to lawn and patio, high quality shed/outbuilding, can be used for storage or summerhouse.

FRONT

Paved front to create off-road parking for two cars, side access to rear garden, private access with gate into rear garden.



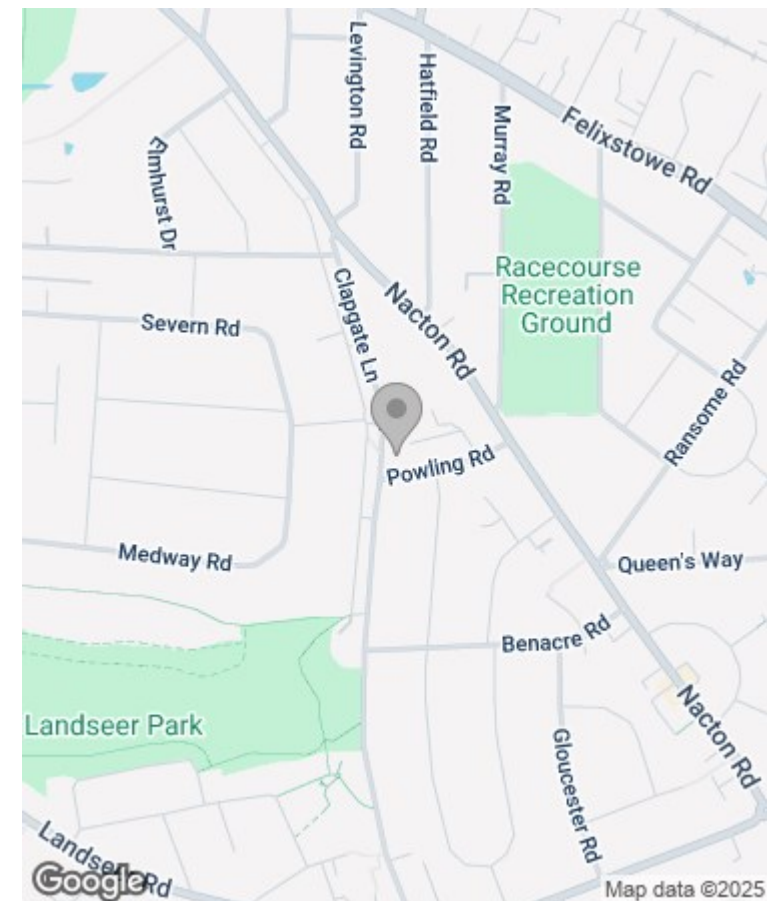


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 firms 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	84

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	