

Bernard Crescent, Ipswich,
£275,000

 3  2  2  D

A great opportunity to make a swift move, this well presented 3 bedroom semi detached house is offered to the market with NO ONWARD CHAIN. Situated on the South East of Ipswich with ease of access to the A14 and town centre, the property lends itself to family living. Extended to the rear to create a spacious open plan kitchen/dining room, the property additionally benefits from two bathrooms, a generous rear garden with southerly aspects of approx 90ft, off street parking and single garage.

Property

A great opportunity to make a swift move, this well presented 3 bedroom semi detached house is offered to the market with NO ONWARD CHAIN. Situated on the South East of Ipswich with ease of access to the A14 and town centre, the property lends itself to family living. Extended to the rear to create a spacious open plan kitchen/dining room, the property additionally benefits from two bathrooms, a generous rear garden with southerly aspects of approx 90ft, off street parking and single garage.

Entrance hallway

Stairs to first floor. Under stair storage cupboard with gas fired boiler. Doors off to:

Sitting room

10'9" x 9'6" (3.3 x 2.9)

Window to front aspect. Radiator. Fireplace with timber mantle and decorative burner inset.

Dining room

10'9" x 9'6" (3.3 x 2.9)

Radiator. Open plan through into kitchen





Kitchen

15'1" x 9'6" (4.6 x 2.9)

Well fitted with range of matching eye level and base units, with peninsula matching units along one wall. Spaces for freestanding appliances. Built in oven with halogen hob, extractor hood above and stainless steel splashback. Stainless steel sink unit with side drainer. Double doors into garden. Triple Velux roof lights. Ceiling spotlights.

Shower room

Walk in shower cubicle, low level wc, wash hand basin. Window to side aspect. Extractor fan.

Stairwell and landing

Window to side aspect. Access to loft space.

Bedroom 1

9'2" x 10'5" (2.8 x 3.2)

Window to front aspect. Built in cupboard. Radiator.

Bedroom 2

10'2" x 9'6" (3.1 x 2.9)

Window to rear aspect. Radiator. Built in wardrobes.

Bedroom 3

7'2" x 6'2" (2.2 x 1.9)

Window to rear. Radiator.

Bathroom

Fitted with modern suite comprising panel bath, low level wc, wash hand basin. Window to front. Towel radiator.

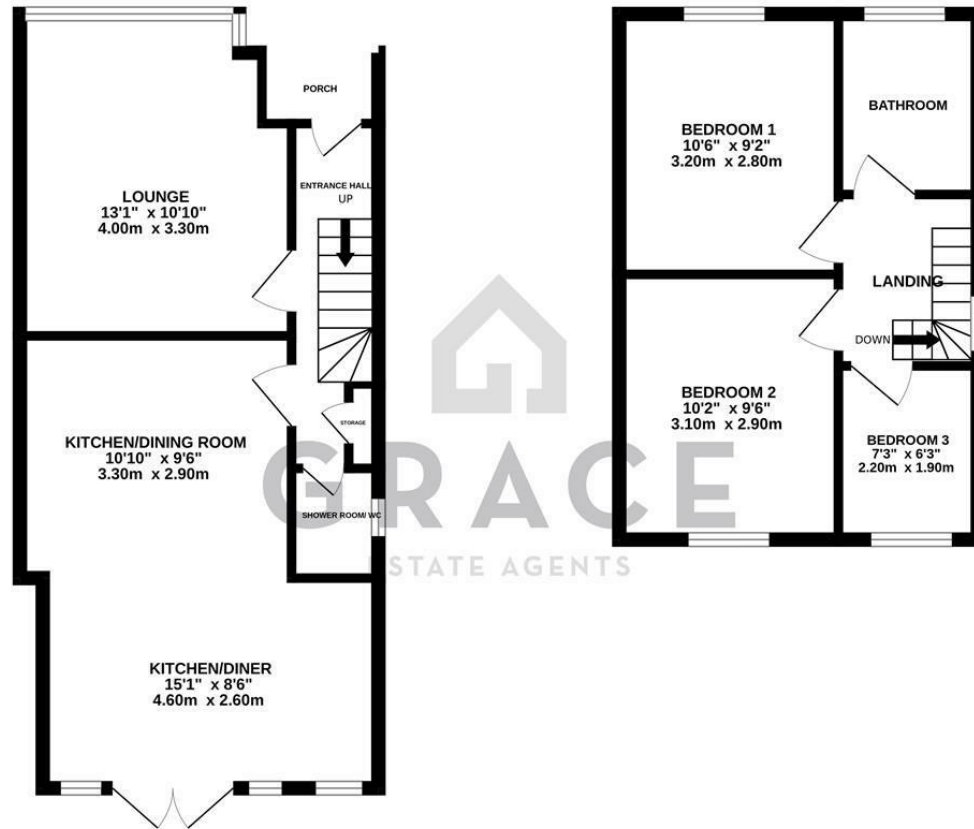
Outside

The front of the property is laid to lawn with pathway leading to entrance porch, iron gate and brick wall boundary. Hard standing to the side of the house provides off street parking. Pedestrian gate into the rear garden. Set back single garage with up and over door. The rear garden is of generous proportion (90 ft approx) with south westerly aspects, paved seating area immediately adjacent to the rear of the house. The remainder of the garden is laid to lawn with timber fence boundaries.



GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.

1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



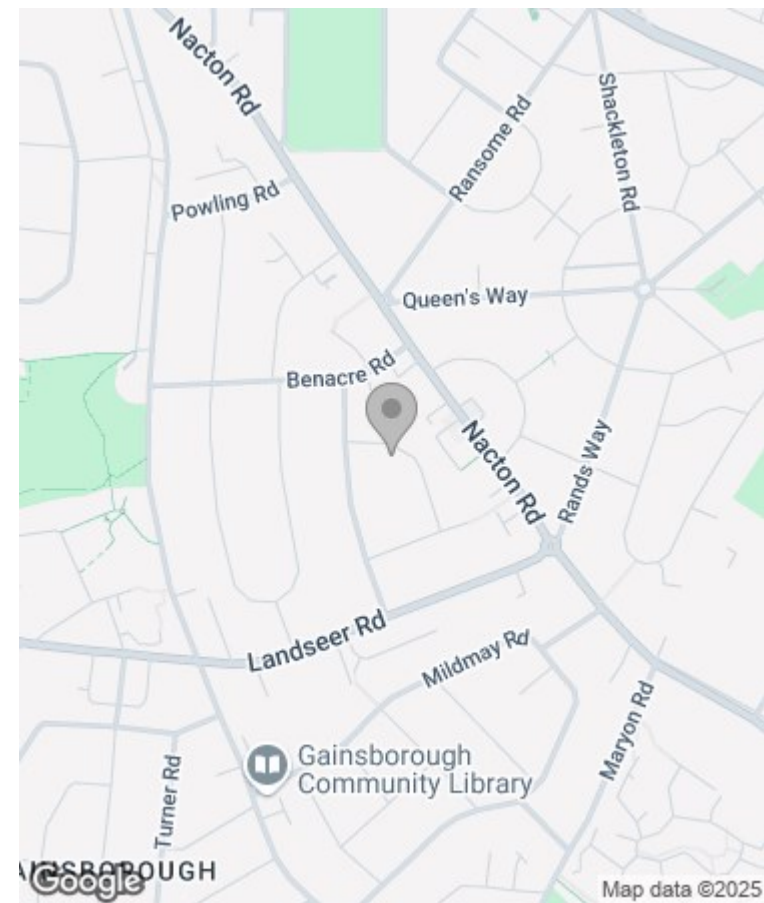
TOTAL FLOOR AREA : 759 sq.ft. (70.6 sq.m.) approx.

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.
Made with Metropix ©2025

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		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(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	