



Highfield Road, Ipswich, Suffolk
£325,000

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- **Three Bedroom, Semi-Detached Family Home**
- **Kitchen with some Integrated White Goods**
- **Modern Bathroom with Bath & Overhead Shower**
- **Off-Road Parking for Several Cars**
 - **Single Garage and Workshop**
 - **Fully Enclosed Garden**
 - **Easy Access to A12 & A14**
- **Double Glazed and Gas Central Heating**
- **Separate Reception Rooms**
- **Ground Floor Cloakroom**



GRACE ESTATE AGENTS are pleased to offer this Three Bedroom, Semi-Detached Family Home situated on the North Western side of the town providing easy access to the A14/A12 trunk roads.

PROPERTY

This well presented property comprises an Entrance Porch, Large Hallway, with stairs rising to first floor. Downstairs the property has Two Reception Rooms, both of which provide an ideal space for family time and hosting.

The front reception room has a bay window to front, the rear reception room has patio doors to rear garden.

The well equipped, fitted Kitchen features ceramic flooring, inset spotlights and integrated appliances such as a dishwasher. The downstairs also boasts a downstairs cloakroom.

Upstairs are three good sized bedrooms together with a modern family bathroom.

To the front of the property block paving provides off road parking for several cars, the driveway leads to a garage with power and light connected together with an electric up and over door.

To the rear of the property the garden is enclosed by panel fencing, with artificial grass, some patio and an outbuilding currently being used as a workshop and games room.



LOCATION

Situated close to the Dales and Crofts, this property offers easy access to nearby amenities, such as Farmfoods, ASDA, Morrisons Daily, Takeaways, Local Shops, Primary and High Schools. You are also less than a 5 minute drive to the A14, providing easy access to surrounding towns and villages such as Claydon, Barham, Needham Market, Stowmarket and Capel St Mary - all offering a variety of local Amenities and outdoor activities different from the amenities that Ipswich can offer.

The services and amenities in the area surrounding the property itself are plentiful, perfect for a mature or a young family. Everything you could need is within walking distance, including Doctors Surgery, Nursery's, Schools, Dentists, Supermarkets and more. Bus Routes are frequent, and the Train Station is only a short drive away.

ENTRANCE PORCH

Double glazed with patterned glass front door and obscure window into entrance porch.

Laminate flooring.

HALLWAY

Laminate flooring, radiator, stairs leading to first floor, open space under stairs, spotlights, ceiling rose, storage cupboard housing fuse box and gas meter, featured wall.

FRONT RECEPTION ROOM

Double glazed bay window to front aspect, inset spotlights, hard, wood effect flooring, radiator under bay window

LOUNGE

15'10" x 12'2" (4.83m x 3.71m)

Patio doors to rear aspect, carpet flooring, wooden mantle piece and harth, spotlights, radiator.



KITCHEN

12'2" x 7'8" (3.71m x 2.34m)

Range of base and wall units in cream together with roll top work surfaces incorporating stainless steel sink with side drainer and mixer tap, part tiled splash backs, integrated double oven, hob, extractor fan over, space for washing machine, integrated fridge/freezer, double glazed window to side aspect, ceramic tiled flooring, spotlights, door to lobby, 2x radiators

CLOAKROOM

Obscure double glazed window to rear aspect, pedestal hand wash basin, wood panelling, low level WC with flush button, lino flooring, feature wall, radiator.

LANDING

Obscure window to side aspect, staircase, banisters, loft hatch, carpet.

MASTER BEDROOM

13'3" x 8'11" (4.06m x 2.74m)

Double glazed window to front aspect, fitted wardrobes with mirrors, radiator, carpet.

BEDROOM TWO

11'5" x 10'2" (3.48m x 3.12m)

Double glazed window to rear, radiator, carpet.

BEDROOM THREE

8'5" x 7'1" (2.57m x 2.18m)

Double glazed window to front aspect, storage cupboard, radiator, carpet.

FAMILY BATHROOM

8'5" x 8'2" (2.59m x 2.51m)

Double glazed obscure window to rear aspect, airing cupboard with storage & Bosch Worcester Boiler which is 2 years old and under a 10 year guarantee, panel bath, shower screen, shower, pedestal hand wash basin, low level WC vanity unit with flush button, radiator, spotlights

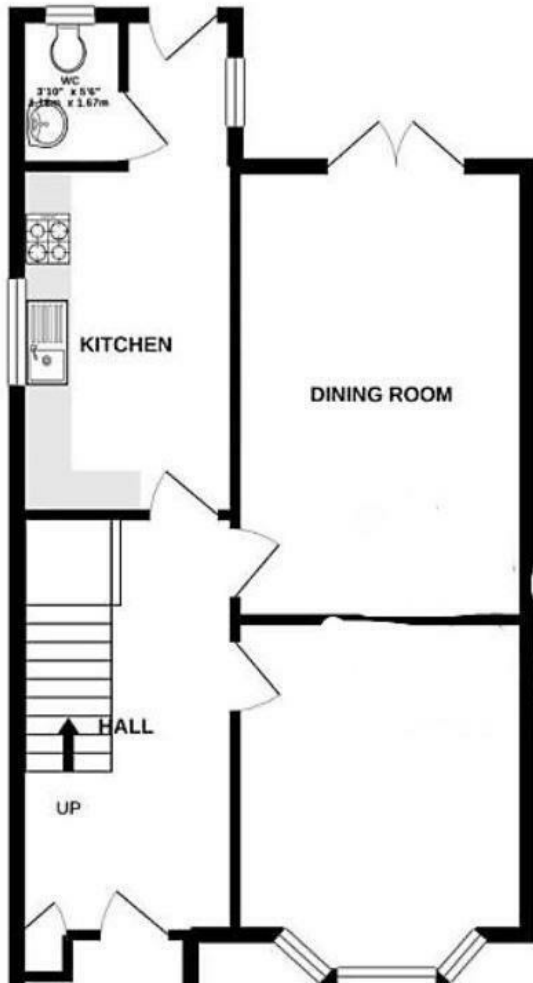
REAR GARDEN

Artificial Grass & Patio area, large outbuilding split into two sections, one used as a garage/workshop, with a door into the 'Games Room', which can be used as a multifunctional room, great for an office, home bar or current use. Plenty big enough for a full-size pool table and dart board, as well as seating. There is a patio area from the french doors in the living room, ideal for outdoor dining.

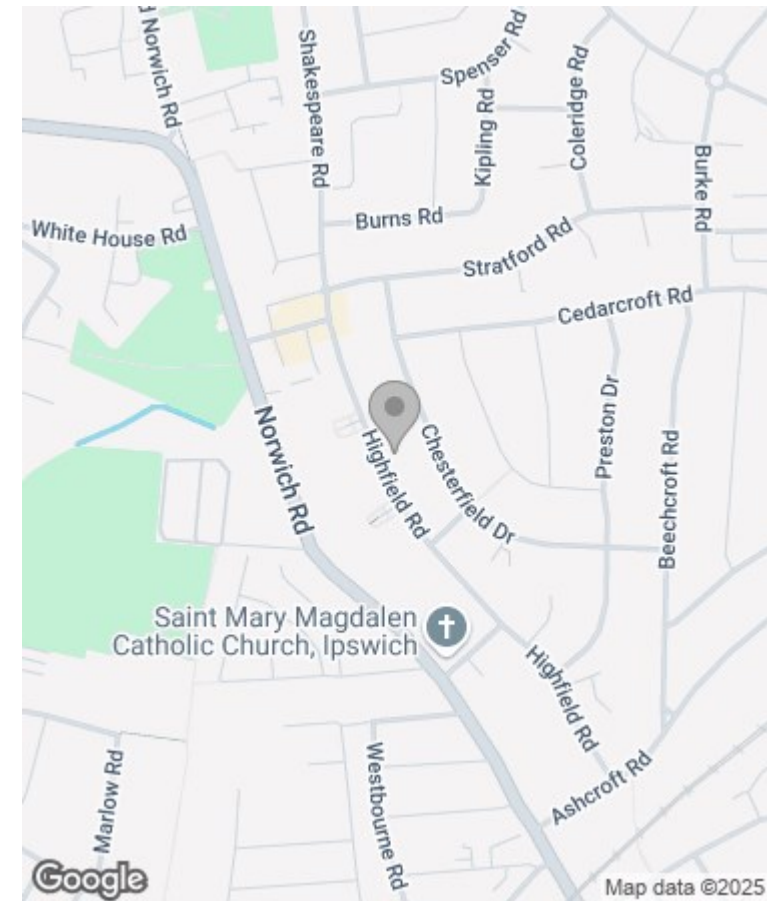
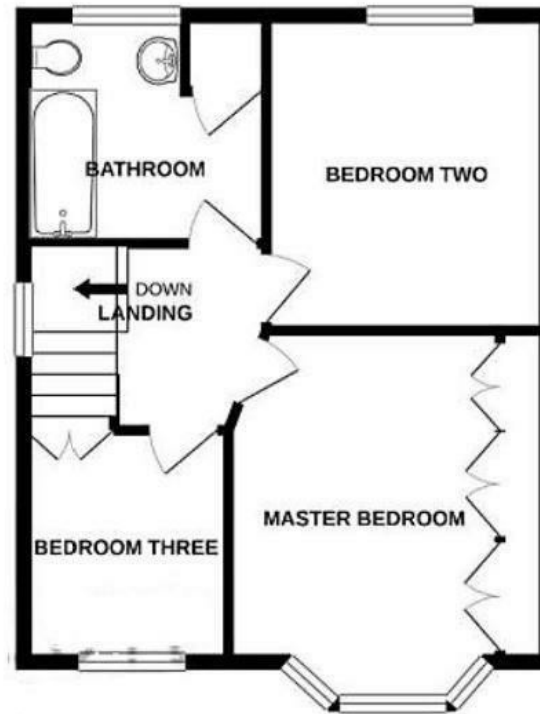




GROUND FLOOR
601 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



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	81