



Grange Road, Ipswich,
£290,000



A well presented four bedroomed semi detached house in a convenient position close to the town centre, Ipswich Waterfront and Alexandra Park.

Description

Nestled in the charming area of Grange Road, Ipswich, this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a prime location, offering easy access to local amenities, schools, and transport links, making it ideal for families and professionals alike.

As you step inside, you will be greeted by a warm and welcoming atmosphere. The spacious layout provides ample room for both relaxation and entertaining. Natural light floods the living areas, creating a bright and airy environment that enhances the overall appeal of the home.

The newly fitted kitchen is well-equipped, providing a functional space for culinary enthusiasts to create delicious meals. With sufficient storage and work surfaces, it is both practical and inviting. The adjoining dining area is perfect for family gatherings or intimate dinners with friends.

The bedrooms are generously sized, offering a peaceful retreat at the end of the day. Each room is designed to provide comfort and tranquillity, ensuring a restful night's sleep. The bathroom is modern and well-appointed, catering to all your daily needs.

Outside, the property features a lovely garden, providing a private outdoor space for relaxation or play. Whether you wish to enjoy a morning coffee in the sun or host a summer barbecue, this garden is a versatile addition to the home. The office patio boasts a relaxing suntrap

In summary, this house on Grange Road is a wonderful opportunity for anyone looking to settle in Ipswich. With its appealing features, convenient location, and potential for personalisation, it is a property that should not be missed. We invite you to come and experience the charm of this home for yourself.

- **Well Presented**
- **4 Bedroom Semi**
- **Off Road Parking**
- **Walking Distance to town and park**
- **Fourth Bedroom in Loft Conversion**
- **Newly Fitted Kitchen**
- **Garden Room with Lighting and Heating**
- **South Facing Rear Garden**





Location

The location of the property is ideal, set to the preferred East of Ipswich and within walking distance of Alexandra Park and the Town centre. The rejuvenated Ipswich water front is also easily accessible and offers excellent restaurants and bars overlooking the marina.

For the commuter Ipswich's mainline railway station offers a fast and frequent rail service to London's Liverpool Street. Journey scheduled just under the hour.

Front:

The front of the property has blocked paved driveway with off road parking. There is side access to the rear garden.

Reception Hall

Stairs to first floor and radiator.

Dining Room

11'10" x 11'1" (3.61 x 3.38)

Double glazed window to rear aspect, radiator. Feature wall with built in log burner. Door to under stairs storage, floor to ceiling shelving. Laminate flooring.





Kitchen

13'5" x 8'7" (4.11 x 2.62)

Newly fitted kitchen boasting, floor and wall units with work surfaces over, 1.5 ceramic sink with mixer taps, integrated double oven, integrated tall freezer, built in hob with extractor fan over, integrated dishwasher. Under unit lighting and soft closing drawers to cabinets. Internal French doors overlooking rear garden.

Sitting Room

11'10" x 10'0" (3.61 x 3.05)

Two double glazed windows to front aspect, radiator, cast iron fire inset

Cloakroom

Hand wash basin, low level WC.

Landing

Bedroom One

13'8" x 10'0" (4.19 x 3.05)

Double glazed windows to front aspect, radiator, wooden flooring.

Bedroom Two

12'0" x 7'8" (3.66 x 2.36)

Double glazed windows to side aspect, radiator.

Bedroom Three

8'7" x 7'8" (2.62 x 2.36)

Double glazed window to rear aspect, radiator.

Bathroom

5'8" x 5'6" (1.73 x 1.68)

Double glazed obscure window, half tiled walls, panel bath with shower oven, shower screen, hand wash basin with hot and cold taps, low level WC, wooden flooring. Extractor fan.

Stairs up to

Bedroom Four

17'8" x 9'1" (5.41 x 2.77)

Double glazed windows to rear aspect, radiator, velux window to ceiling, built in cupboard. built in mirrored wardrobes.

Rear Garden

Rear door leading to fully enclosed rear garden, raised decking, pathway leading to a lawned area, shrubs and hedging and half fence panel to one side.

At the very rear of the garden is a sunroom with doors leading to a lounge area and a private cloakroom.

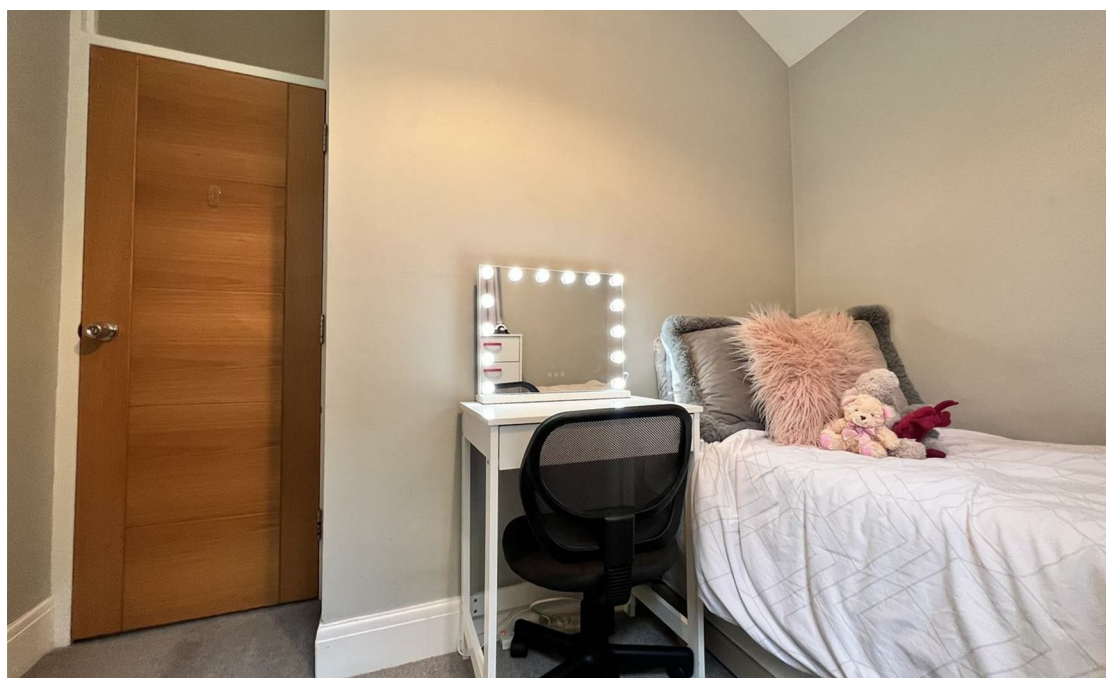
Garden Room

11'2" x 10'0" (3.41 x 3.06)

Doors through to lounge area, double glazed windows. Wooden Style grey flooring.

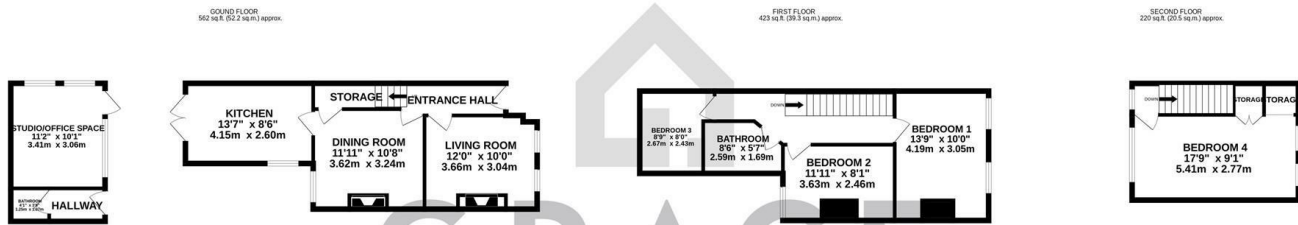
Separate cloakroom



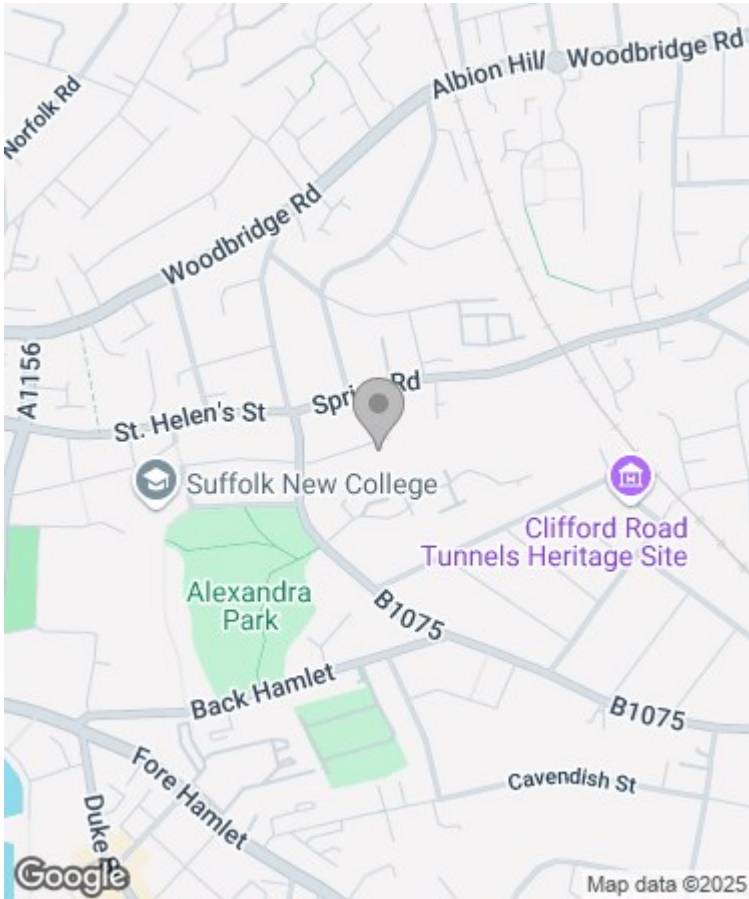








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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