

North Hill Road, Ipswich, Suffolk  
£220,000

GRACE  
*Estate Agents*

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Nestled on North Hill Road in the charming town of Ipswich, this immaculately presented three-bedroom semi-detached house is a true gem. Perfectly situated within the desirable Northgate catchment area, this property is ideal for families seeking a blend of comfort and style.

As you step inside, you are welcomed by two spacious reception rooms, each boasting feature fireplaces that add a touch of character and warmth to the home. These versatile spaces are perfect for entertaining guests or enjoying quiet family evenings. The contemporary Shaker style kitchen is a highlight, offering a modern yet timeless aesthetic, making it a delightful space for culinary enthusiasts.

The property features three well-proportioned bedrooms, providing ample space for relaxation and rest. The luxurious downstairs bathroom is designed with elegance in mind, ensuring a tranquil retreat for your daily routines.

Outside, the enclosed rear garden offers a private oasis, perfect for outdoor gatherings, gardening, or simply enjoying the fresh air. This space is ideal for children to play safely or for adults to unwind after a long day.

With its prime location, stylish interiors, and family-friendly features, this semi-detached house on North Hill Road is a wonderful opportunity for those looking to settle in Ipswich. Don't miss the chance to make this beautiful property your new home.







- 3 Bed Semi Detached
- Immaculately Presented
- Northgate Catchment
- Contemporary Shaker Style Kitchen
- Downstairs Luxury Bathroom
- Double Glazed
- Feature Fireplaces
- 2 Reception Room
- Enclosed Rear Garden
- Cellar



### Front

Fence to front of property, small hedge to side and cobble paving to the front door.

### Sitting Room

11'8" x 10'9" (3.58 x 3.28 )

Entrance door leading to the sitting room, double glazed window to the front aspect, feature fire place, real oak wood flooring, radiator, doorway leading through to:-

### Dining Room

9'1" x 8'9" (2.77 x 2.67 )

Double glazed window to rear aspect, real wood oak flooring, radiator, stairs to first floor, door through to kitchen and also door leading to cellar.

### Cellar

Light and power connected and has been tanked.



### Kitchen

10'5" reducing to 6'9" x 6'5" (3.18 reducing to 2.08 x 1.98)

Double glazed door to side aspect, double glazed window to side aspect, range of grey shaker style wall and base units with Poly Magna solid resin work surfaces over, single bowl stainless steel sink with mixer tap, grey tiled splashbacks, chrome edging, integrated electric oven and gas hob, extractor fan over, LED strip lighting under cupboards, cupboard housing combi boiler, tiled flooring.

### Utility Area

Space for tumble dryer, units with work surfaces over, tiled flooring.

### Bathroom

8'0" x 6'7" (2.46 x 2.03)

Four piece white suite comprising panel bath with mixer tap and shower attachment, corner shower unit with bar valve shower, low level WC with push button flush, pedestal wash basin, obscure double glazed window to side aspect, fully tiled floor and walls.

### Landing

Built in storage cupboard.







### Master Bedroom

11'10" x 10'9" (3.61 x 3.28)

Double glazed window to front aspect, radiator, feature ornamental fire place, carpeted.

### Bedroom Two

10'5" x 6'7" (3.20 x 2.01 )

Double glazed window to the side aspect, radiator, carpeted.

### Bedroom Three

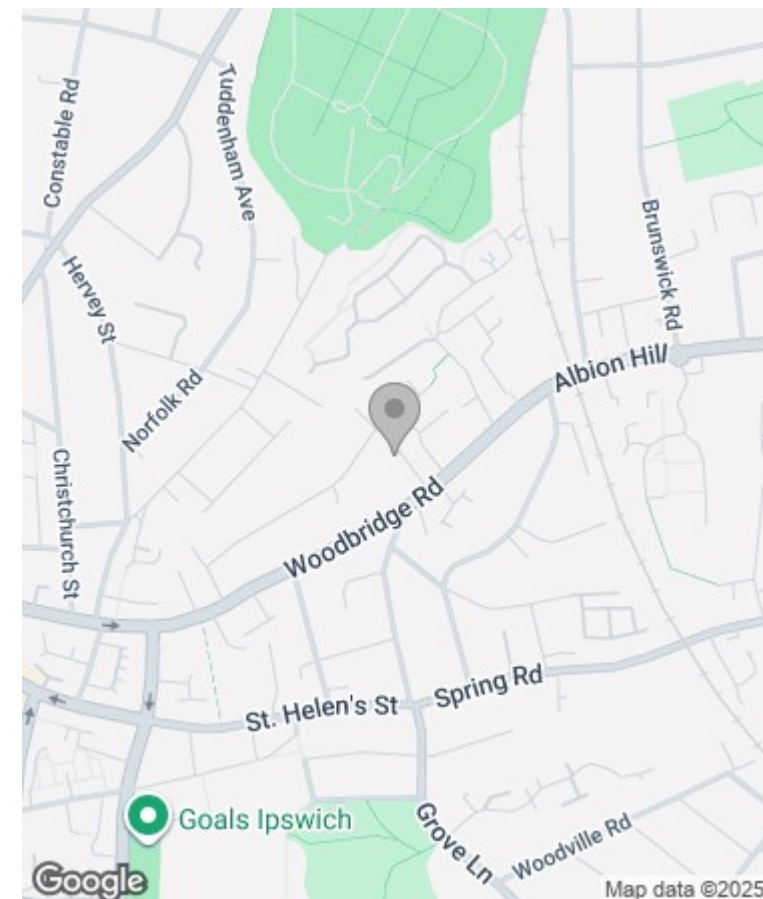
9'1" x 6'2" (2.77 x 1.88)

Double glazed window to the rear aspect, radiator, carpeted.

### Rear Garden

Fully enclose rear garden with hedging one side and fencing the other, patio leading from the house, dwarf brick wall, lawned area leading to a shingle and raised decking area.





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	79

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## 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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