



GRACE
ESTATE AGENTS



Winchester Way, Ipswich,
£285,000

GRACE
Estate Agents

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- CHAIN FREE
- EXTENDED DETACHED HOUSE
 - THREE BEDROOMS
- SECOND RECEPTION/GARDEN ROOM
 - 20'4 LIVING ROOM
 - ENTRANCE PORCH
 - DOUBLE GLAZING
- GAS TO RADIATOR HEATING
- SEPARATE GARAGE



CHAIN FREE: A well proportioned detached three/four bedroom two/three reception extended house with generous room sizes in need of modernisation.

PROPERTY:

CHAIN FREE: a great opportunity to acquire this three bedroom family home located on this popular development. This well proportioned detached property has benefitted from a rear extension improving the ground floor accommodation, whilst the first floor bedrooms are of equally generous sizes. The accommodation is set out over two floors, with the ground floor consisting:- entrance porch, entrance hall, cloakroom, kitchen, living room and second reception/dining room. The first floor has three good sized bedrooms and a family bathroom. Outside there is ample parking separate detached garage and established rear garden. The property would also lend itself to a family looking to stamp their own identity onto a great home.

Council Tax: Band C
Ipswich



LOCATION:

The property is located in a frequently requested location situated to the South West of Ipswich offering a large array of amenities including local shops, supermarkets, takeaways, doctors surgeries, schools and regular bus routes. The property is ideally located for access to Suffolk One college, the A12 / A14 commuter road links, Copdock Interchange and Tesco Superstore and has regular bus links into the town centre.

ENTRANCE PORCH:

9'5 x 3'9 (2.87m x 1.14m)

Double glazed entrance door to:- radiator, double glazed side window to front elevation and radiator.

CLOAKROOM:

4'9 x 2'10 (1.45m x 0.86m)

Extractor fan, low level WC, pedestal wash hand basin, with tiled splashbacks, radiator and drop light switch.

LIVING ROOM:

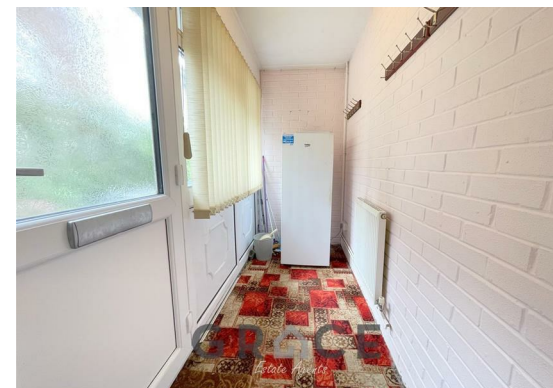
20'4 x 9'9 (6.20m x 2.97m)

Two radiators, stair flight to first floor landing, glazed patio doors to garden room and open plan access to garden room.

SECOND RECEPTION/GARDEN ROOM:

19'7 x 6'11 (5.97m x 2.11m)

Two double glazed windows to rear garden, radiator and double glazed patio doors to garden.



KITCHEN:

143 x 7'10 (43.59m x 2.39m)
Double glazed window to front elevation, stainless steel sink unit with cupboards under, a range of floor standing cupboards and drawers, wall mounted cupboards and corner display, concealed filter hood over a four ring gas hob, electric oven under, space for washing machine, radiator space for freezer and double glazed door to side elevation.

LANDING:

Double glazed window to side elevation, access to loft space, radiator and built in airing cupboard.

BEDROOM ONE:

12'5 x 12' 2 red 9'0 (3.78m x 3.66m 0.61m red 2.74m)
Double glazed window to front elevation, radiator, fitted wardrobe cupboards and alcove.

BEDROOM TWO:

10' x 9'11 (3.05m x 3.02m)
Double glazed window to rear elevation, radiator and built in double wardrobe cupboard

BEDROOM THREE:

11'3 x 9'5 red 7'9 (3.43m x 2.87m red 2.36m)
Double glazed window to rear elevation and radiator.

BATHROOM:

7'9 x 6'8 (2.36m x 2.03m)
Double glazed frosted window to front elevation, radiator, low level WC, pedestal wash hand basin with mixer tap, walk in shower, with shower unit and screen. Drop light switch.

FRONT GARDEN:

Open plan with ample off road parking and side access.

REAR GARDEN:

Extending to approximately 30ft, south/westerly, timber shed, aluminium greenhouse, lawned area, flower beds and side access.

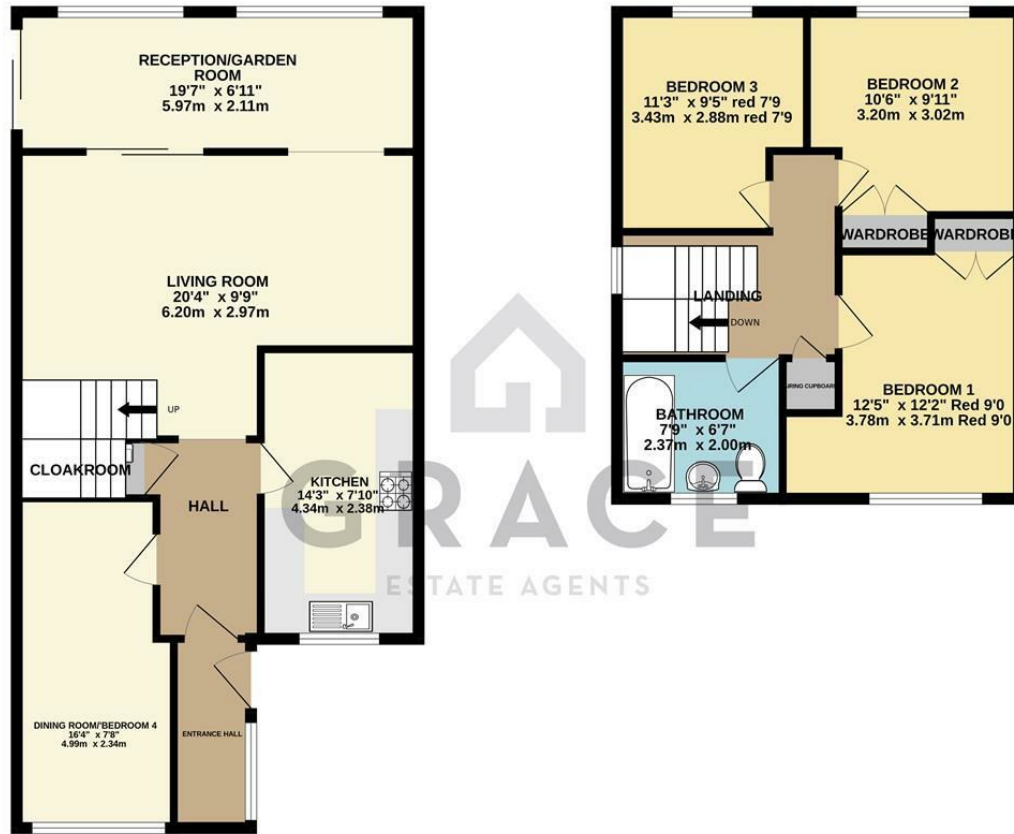
GARAGE:

23'7 x 8'2 (7.19m x 2.49m)
Up and over door, power and lighting connected, double glazed window to one elevation and personal door.



GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.

1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



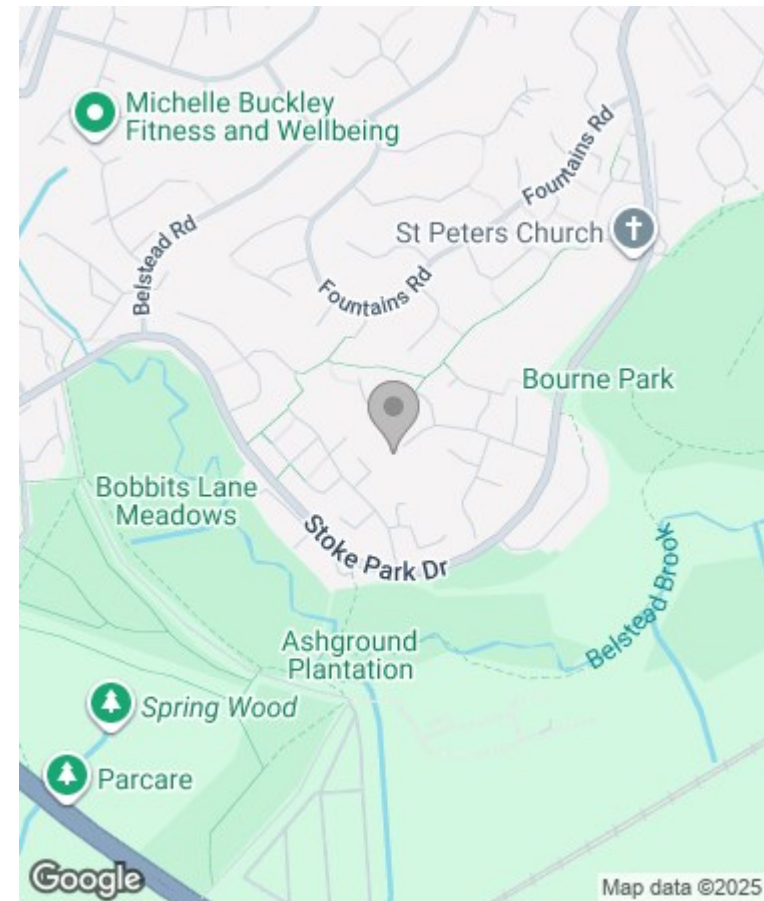
TOTAL FLOOR AREA: 1207 sq.ft. (112.1 sq.m.) approx.

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.
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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 firm's 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		98
(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	

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	