

# KEYSTONE



Britannia Road, Ipswich, IP4 5HF

Offers In Excess Of £375,000

Detached House  
Lounge/Diner  
Breakfast Room  
Utility Room  
Popular East Ipswich

Four Bedrooms  
Kitchen  
Cloakroom  
Garage & Driveway

# Britannia Road, Ipswich IP4 5HF

KEYSTONE are pleased to offer for sale this spacious FOUR BEDROOM DETACHED with GARAGE and DRIVEWAY situated in EAST Ipswich with its sort after school catchments. The property benefits from lounge/dining kitchen, breakfast room, cloakroom, utility room, four bedrooms, bathroom, garden garage and driveway.

 4  1  2  D



#### Entrance Door

Leading to hallway with stairs to first floor and radiator.

#### Lounge/Diner

27'8 x 14'9

Bay window to front and rear, French doors to rear, four radiators and feature gas fire place.

#### Kitchen

10'9 x 7'9

Fitted with a range of base units and drawers and matching wall mounted cabinets, sink and drainer unit with tiled splash backs, oven with extractor over, space for fridge freezer and space for dishwasher.

#### Breakfast Room

9'2 x 8'2

Window to rear, radiator and patio doors to side.

#### Utility Room

9'7 x 9'2

Fitted with worktops, sink and drainer unit, space for washing machine, space for tumble dryer, door to rear and tiled flooring.

#### Cloakroom

Fitted with w/c, hand basin, window to front and wall mounted boiler.

#### First Floor

Landing with built in cupboard and window to front.

#### Bedroom One

15 x 13'1

Bay window to rear, radiator and built in wardrobe.

#### Bedroom Two

14'3 x 11

Bay window to front, radiator and built in wardrobe.

#### Bedroom Three

13'1 x 8'1

Window to rear, built in cupboard and radiator.

#### Bedroom Four

11 x 10'9

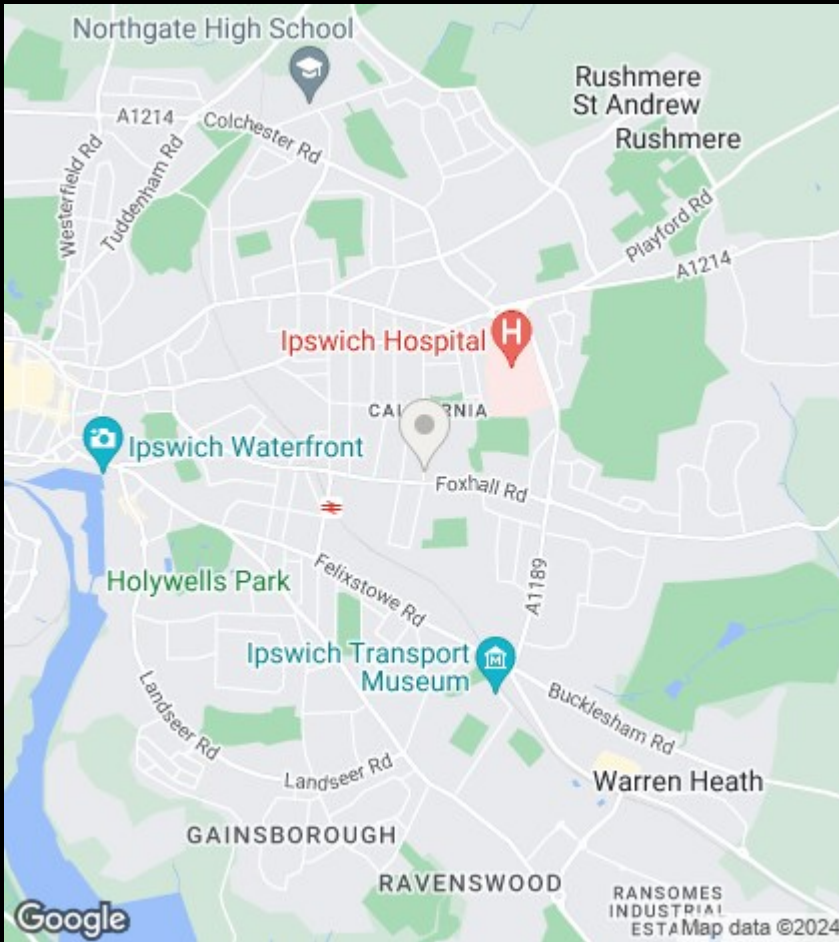
Window to front and radiator.

#### Bathroom

Fitted with panel bath, pedestal wash basin, w/c, radiator, tiled splash backs and window to rear.

#### Outside

To the front of the property there is a block paved driveway that provides off road parking for the property and leads to a garage with up and over door. The rear garden has a patio area and is predominately laid to lawn.



## Viewings

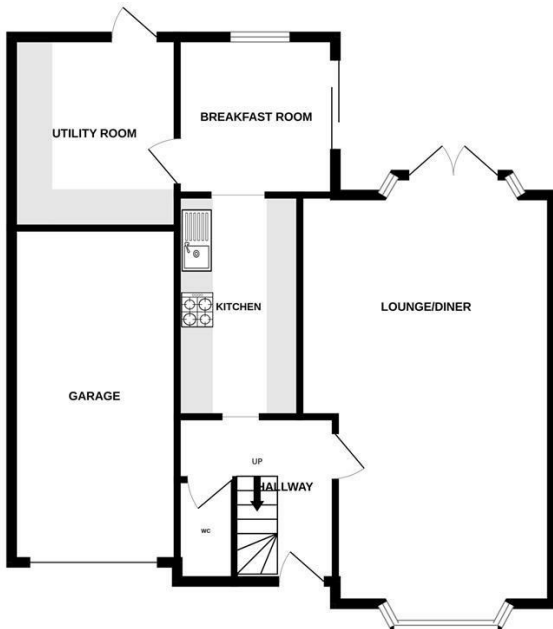
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



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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