

# KEYSTONE



Wroxham Road, Ipswich, IP3 0PH

£280,000

Semi-Detached House

Lounge

Kitchen

Driveway

Popular Location

Three Bedrooms

Dining Room

Family Bathroom

Garden



# Wroxham Road, Ipswich IP3 0PH

Nestled in the heart of Wroxham, this charming 3-bedroom semi-detached house offers a perfect blend of comfort and potential. With its spacious interiors and great family-friendly location, it is an ideal choice for those looking to settle in a vibrant community.

The house boasts three well-proportioned bedrooms, providing ample space for a family. A cosy lounge area and a separate dining room offer versatile spaces for relaxation and entertaining. The well-equipped kitchen is designed for both functionality and style, making.

For those with a vision, this property holds excellent potential to extend, allowing you to customise the space to fit your family's needs. Whether you're considering adding an extra room or expanding the living area, the possibilities are endless (SSTP).

Call now to arrange your viewing 01473 221399.



### Entrance Hallway

Door to front aspect, windows to front aspect, radiator and stairs leading to first floor landing.

### Lounge

Bay window to front aspect, feature fire place and radiator.

### Dining Room

Door to rear aspect, windows to rear aspect and radiator.

### Kitchen

Fitted with a range of base units and drawers with matching wall mounted cabinets, integrated oven and gas hob, sink and drainer unit, space for washing machine, space for dishwasher window to side aspect and door to side aspect.

### Landing

Loft access hatch, window to side aspect and doors opening to all first floor rooms.

### Bedroom One

Bay window to front aspect and radiator.

### Bedroom Two

Window to rear aspect, radiator and airing cupboard housing boiler.

### Bedroom Three

Window to front aspect and radiator.

### W/C

Low level w/c and window to rear aspect.

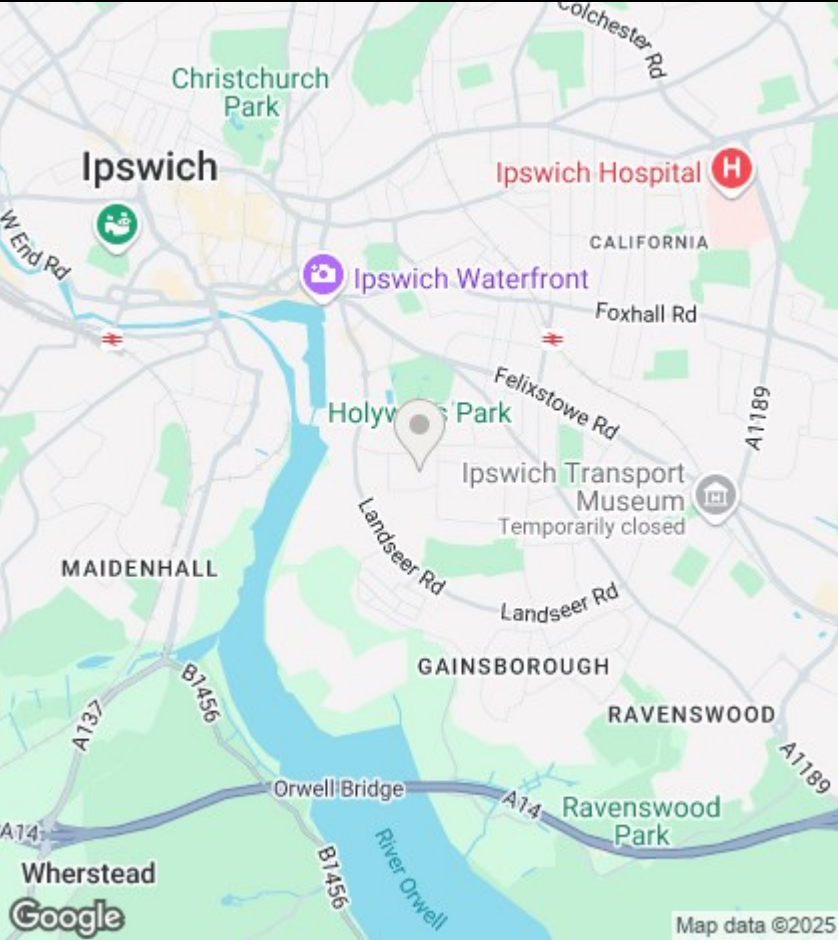
### Bathroom

Two piece suite comprising of a pedestal hand wash basin and penal bath with shower over. Heated towel rail and window to rear aspect.

### Outside

To the front of the property is driveway providing off road parking for a couple of cars.

The rear garden is predominantly laid to lawn with patio area, path leading down the garden as well as a couple of shed's for storage.



## 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		83
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

