

# KEYSTONE



Headingham Close, Ipswich, IP2 9BZ

£300,000

Extended Semi-Detached House  
Immaculate Throughout  
Kitchen/Diner  
Cloakroom  
Driveway & Garden

Three Double Bedrooms  
Lounge  
Utility Room  
Bathroom  
Garden Studio



# Headingham Close, Ipswich IP2 9BZ

Welcome to this fantastically presented three-bedroom semi-detached house located in the desirable Headingham Close, Ipswich. This property offers an ideal blend of modern living spaces and functional design, perfect for families or those seeking a comfortable and stylish home.

An immaculate Kitchen/Diner: The heart of the home is the beautifully designed kitchen/diner, offering ample space for cooking and entertaining. With modern fixtures and fittings, this area is perfect for both family meals and hosting guests.

Conveniently located, the utility room offers additional storage and laundry facilities, helping to keep the main living areas clutter-free.

The inviting lounge provides a cosy space to relax and unwind. Its generous size allows for a versatile layout, accommodating various furniture arrangements to suit your lifestyle.



#### Entrance Door

Leading to entrance hall with stairs to first floor, radiator and wooden flooring.

#### Lounge

17 x 12'5

Two windows to front and two radiators.

#### Kitchen/Diner

16'9 x 9'9

Fitted with a range of base units and drawers and matching wall mounted cabinets, one and a half sink and drainer unit, double oven with 5 ring hob with extractor over, integrated dishwasher, integrated fridge, understairs cupboard, radiator, wood flooring, window to rear and French doors to rear.

#### Utility Room

Space for American fridge freezer, washing machine, radiator and window to side.

#### Cloakroom

Fitted with w/c, vanity inset sink, wood flooring and window to side.

#### First Floor

Landing with built in cupboard

#### Bedroom Two

12'5 x 9'6

Window to front and radiator.

#### Bedroom Three

9'9 x 9'9

Window to rear, radiator and over stairs cupboard.

#### Bathroom

Fitted with a suite comprising of walk in shower, panel bath, w/c, pedestal wash basin, tiled flooring, tiled splash backs, radiator and window to rear.

#### Study

9'4 x 7

Window to front, radiator and stairs to second floor.

#### Bedroom One

13'8 x 8'7

Two sky lights to front, built in cupboard housing wall mounted boiler and storage in the eaves.

#### Outside

To the front of the property there is a driveway that provides off road parking for the property. The rear garden is laid to patio with artificial grass and garden studio with power and light connected.



## Viewings

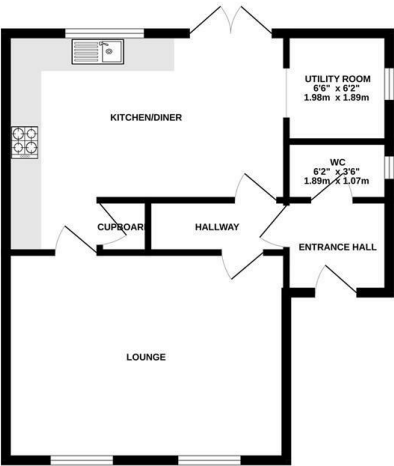
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

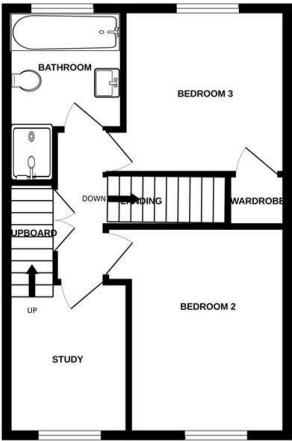
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

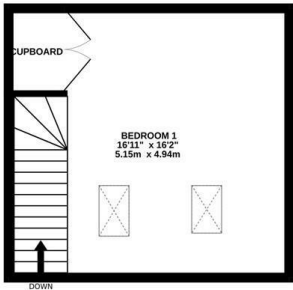
GROUND FLOOR



1ST FLOOR



2ND 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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