

# KEYSTONE



Dryden Road, Ipswich, IP1 6QP  
Offers In Excess Of £350,000

Extended Semi-Detached House

Lounge

Utility Room

Loft Room

Garden Room

Three Bedrooms

Kitchen/Diner

Cloakroom

Garage & Driveway

Popular Location



# Dryden Road, Ipswich IP1 6QP

Nestled on the sought-after Dryden Road in Ipswich, this immaculate Extended semi-detached house presents a wonderful opportunity for families and professionals alike. The property boasts an inviting layout with two spacious reception rooms, perfect for both relaxation and entertaining guests.

With three well-proportioned bedrooms, this home offers ample space for comfortable living. The addition of a loft room further enhances the versatility of the property, providing an ideal space for a home office, playroom.

The heart of the home is undoubtedly the exceptional kitchen/diner, which has been thoughtfully designed to cater to modern living. This area not only serves as a functional cooking space but also as a welcoming hub for family gatherings and social occasions.

Situated in a popular location, this extended semi-detached house is surrounded by local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community



### Front Entrance

Door leading to hallway with stairs to first floor, radiator, built in understairs cupboard, wood flooring and door to lounge.

### Lounge

13' x 11'9

Window to front and radiator.

### Kitchen/Diner

20' x 18'1

Fitted with a range of base units and drawers and matching wall mounted cabinets, sink and drainer unit with tiled splash backs, built in oven, Island unit with hob and extractor over, solid beech worktops, breakfast bar, integrated dishwasher, wood flooring, window to side, French doors to rear and radiator.

### Utility Room

8'8 x 8'

Fitted with beech worktop and space for washing machine, tumble dryer, American fridge freezer, window to rear, door to rear, wood flooring and radiator.

### Cloakroom

Fitted with a WC, handbasin with tiled splash backs, window to side and wood flooring.

### First floor landing

#### Bedroom One

12'2 x 11'8

Window to front and radiator.

#### Bedroom Two

10'9 x 10'4

Window to rear and radiator.

#### Bedroom Three

8'1 x 7'4

Window to front and radiator.

### Bathroom

Fitted with a suite comprising of 'P' shaped bath with shower over, wc, tiled splash backs, vanity inset sink, heated towel rail, window to rear and radiator.

### Loft Room

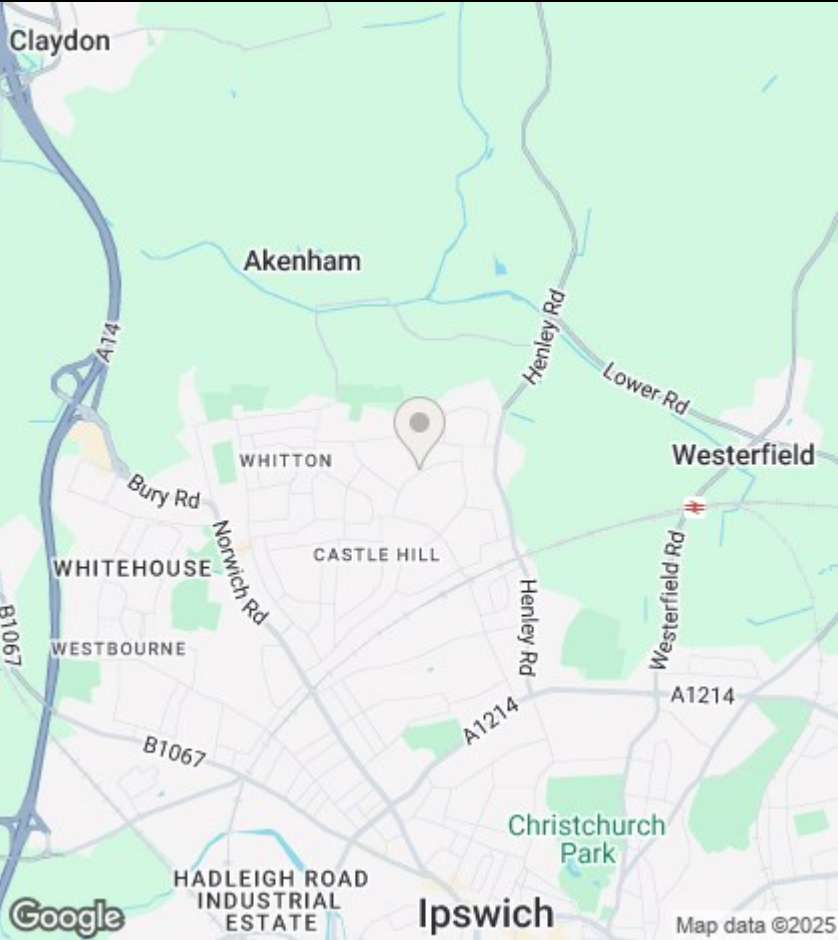
18.3' x 11.8'

Window to side and two skylights to rear.

### Outside

To the front of property, there is a driveway leading to garage with up/over door with power and light connected and door to rear.

The rear garden is predominantly laid to lawn with decking area and sandstone patio. There is also garden room with power, light connected and is insulated. (the garden room needs a small amount of finishing off to be a useable space)



Viewings

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

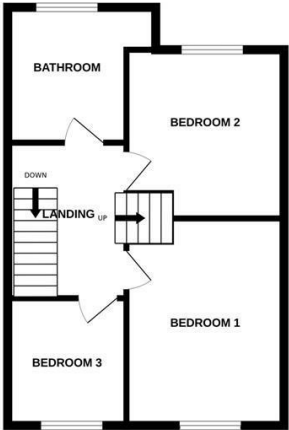
EPC Rating:

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

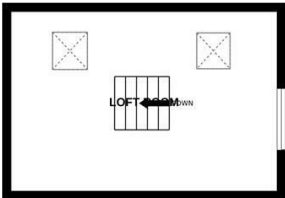
GROUND FLOOR



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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