

KEYSTONE



Rosehill Road, Ipswich, IP3 8ET
Offers In Excess Of £270,000

Semi-Detached House
Lounge
Dining Room
Family Bathroom
Driveway

Three Bedrooms
Kitchen
Cloakroom
Immaculate Throughout
Popular Location

Rosehill Road, Ipswich IP3 8ET

Nestled on the charming Rosehill Road in Ipswich, this immaculate semi-detached house presents an exceptional opportunity for those seeking a beautifully refurbished home. With three well-proportioned bedrooms, this property is perfect for families or professionals looking for a comfortable living space.

Upon entering, you will be greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The thoughtful refurbishment has been carried out to a very high standard, ensuring that every corner of the home exudes modern elegance while retaining a warm and welcoming atmosphere.

The kitchen/diner is the hub of the home and presents a great space to socialise in, with the added benefits of a downstairs w/c.

The property boasts a well-appointed bathroom, designed with both style and functionality in mind. Outside, the convenience of off-road parking adds to the appeal, making daily life that little bit easier.



Front entrance door

Leading to hallway with stairs to first floor and built in under stairs cupboard, tiled flooring and radiator.

Lounge

12'1 x 11'8

Bay window to front, vertical radiator and laminate flooring.

Dining Room

11'2 x 10'

Door and window to rear, tiled flooring, radiator and door leading to Kitchen.

Kitchen

11'6 x 8'1

Fitted with a range of base units, drawers and matching wall mounted cabinets, 1.5 bowl sink and drainer unit with tiled splashbacks. A built-in double oven, ceramic hob with extractor over. Integrated washing machine and fridge freezer, wall mounted boiler, radiator, window to side and tiled flooring.

First floor landing

Window to side and loft access.

Bedroom 1

11'2 x 10'8

Window to front and radiator.

Bedroom 2

11'9 x 10'3

Window to rear and radiator.

Bedroom 3

7'8 x 6'7

Window to front and radiator

Shower Room

Fitted with shower cubicle, WC, vanity inset sink, heated towel rail and window to rear.

Outside

To the front of property there is a driving that provides off road parking.

Side access is shared with the neighbouring property that leads to another hard standing area with gate to the rear garden. The rear garden is predominantly laid to patio with lawn and is enclosed by fencing.



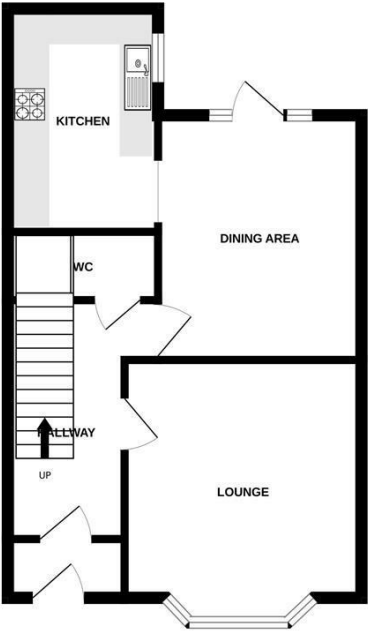
Viewings

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

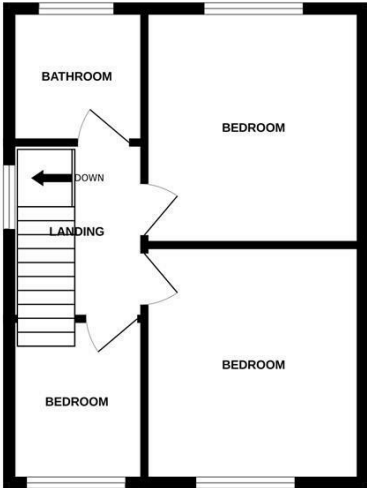
EPC Rating:
C

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | 72 | |
| (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



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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