

KEYSTONE



Heath Road, Ipswich, IP4 5RY
Offers In The Region Of £350,000

Semi-Detached House
Lounge
Kitchen
Utility Room
Driveway & Garage

Three Bedrooms
Dining Room
Conservatory
Ground Floor Shower Room & Family Bathroom
Large Garden

Heath Road, Ipswich IP4 5RY

Nestled on the desirable Heath Road in Ipswich, this immaculate semi-detached house presents an exceptional opportunity for families. Boasting two spacious reception rooms and a modern conservatory this property offers ample space for both living and entertaining. The well-appointed kitchen seamlessly connects to the dining area, creating a warm and inviting atmosphere for family gatherings.

With three bedrooms, this home provides comfortable living for all. The two modern bathrooms ensure convenience for busy mornings. Each room is filled with natural light, enhancing the overall sense of space and warmth throughout the property.

The large garden is a standout feature, providing a perfect outdoor retreat for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. This expansive outdoor area holds immense potential for further development, whether you envision a beautiful patio for summer barbecues or a tranquil garden oasis.



Entrance

Front entrance door leading to porch, with door to hallway with laminate flooring, stairs to first floor, radiator and built in understairs cupboard with window to side.

Lounge

14'3 x 11'8

Bay window to front and radiator.

Dining Room

15'9 x 11'6

French doors to rear leading to conservatory, radiator and wood flooring.

Conservatory

11'8 x 8'6

Tiled flooring, windows to rear, windows to side, French doors to side and underfloor heating.

Kitchen

9'9 x 8'9

Fitted with a range of base units, drawers and matching wall mounted cabinets, hob with extractor over and tiled splashbacks, built in oven, 1.5 bowl sink and drainer unit. Window to side, door to side and radiator.

Utility Room

4'4 x 4'1

Fitted with wall mounted boiler, space and plumbing for washing machine, space for fridge freezer and window to rear.

First floor landing

With window to side and loft access.

Bedroom 1

14'9 x 11'8

Bay window to front and radiator.

Bedroom 2

12'3 x 11'7

Window to rear and radiator.

Bedroom 3

9'0 x 8'4

Window to rear and radiator.

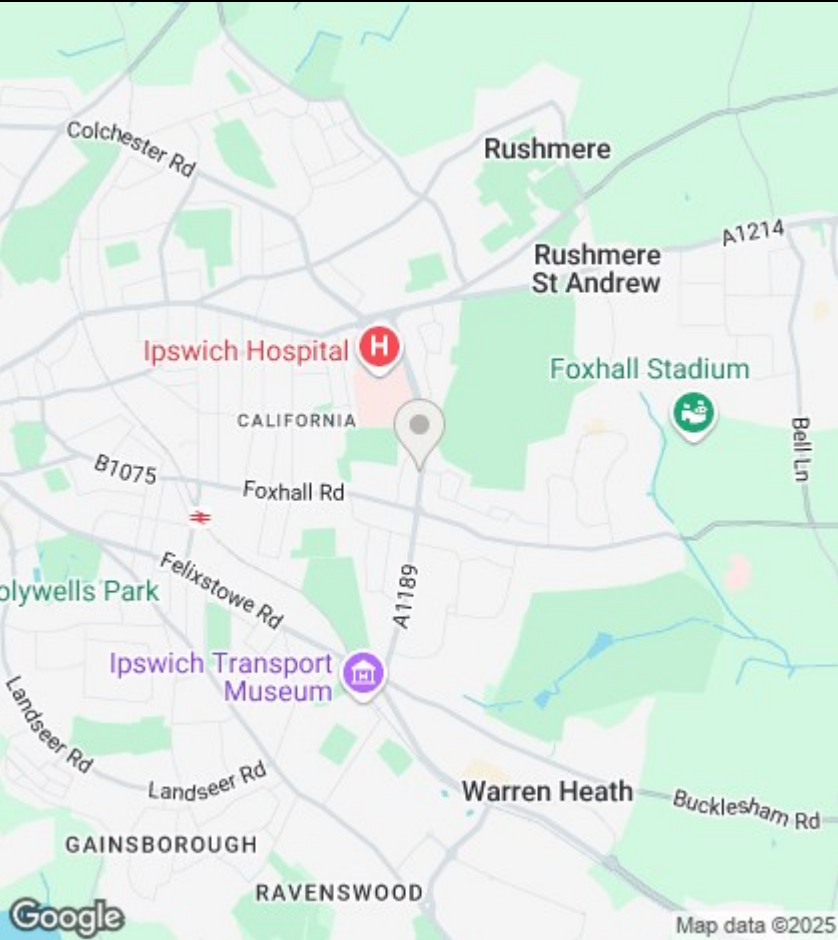
Bathroom

Fitted with a suite comprising of panelled bath, WC, vanity inset sink with storage below, heated towel rail, tiled splash backs, tiled floor, window to front and window to side.

Outside

To the front of property there is a generous block paved driveway with garage with up and over door and side access.

The rear garden is predominantly laid to lawn, with a gravel area and enclosed by timber 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		
(81-91) B		
(69-80) C	70	82
(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

