

# KEYSTONE



Kestrel Road, Ipswich, IP2 0RR  
Offers In Excess Of £220,000

Terraced House  
Lounge  
Conservatory  
Modernised Throughout

Three Bedrooms  
Kitchen/Breakfast Room  
Bathroom  
Popular Location



# Kestrel Road, Ipswich IP2 0RR

Nestled in the charming area of Kestrel Road, Ipswich, this delightful terraced house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The house features a modern kitchen/diner and well-appointed bathroom. The layout of the home is designed to maximise space with a conservatory which adds extra living space to the home and creating a warm and welcoming atmosphere throughout.

Situated in a desirable location, residents will benefit from easy access to local amenities, schools, and transport links, making it an excellent choice for those who value both community and accessibility.

This property presents a wonderful opportunity for anyone looking to settle in a vibrant area of Ipswich. Whether you are a first-time buyer or seeking a new family home, this terraced house on Kestrel Road is certainly worth considering.



#### Front entrance door

Leading to hallway with laminate flooring, radiator, stairs to first floor and window to front.

#### Lounge

15'6 x 10'9

Radiator, patio doors to rear, understairs storage cupboard.

#### Conservatory

8'8 x 8'9

The conservatory has windows to side and rear and tiled flooring

#### Kitchen

12'2 x 9'11

Fitted with a range of base units, drawers and matching wall mounted cabinets, ceramic hob with extractor over and a double oven. There is also a 1.5 bowl sink and drainer unit with tiled splashbacks, integrated fridge freezer, integrated dishwasher and space for washing machine and tumble dryer. Window to rear and vertical radiator, door to rear and laminate flooring.

#### Bathroom

Fitted with a panelled bath and shower over, WC, vanity inset sink with storage below, heated towel rail, and window to front.

#### First floor landing

Window to front and over stairs storage cupboard.

#### Bedroom 1

10'9 x 12'4

Window to front and radiator.

#### Bedroom 2

11'3 x 10'2

Window to front, laminate flooring, radiator and loft hatch.

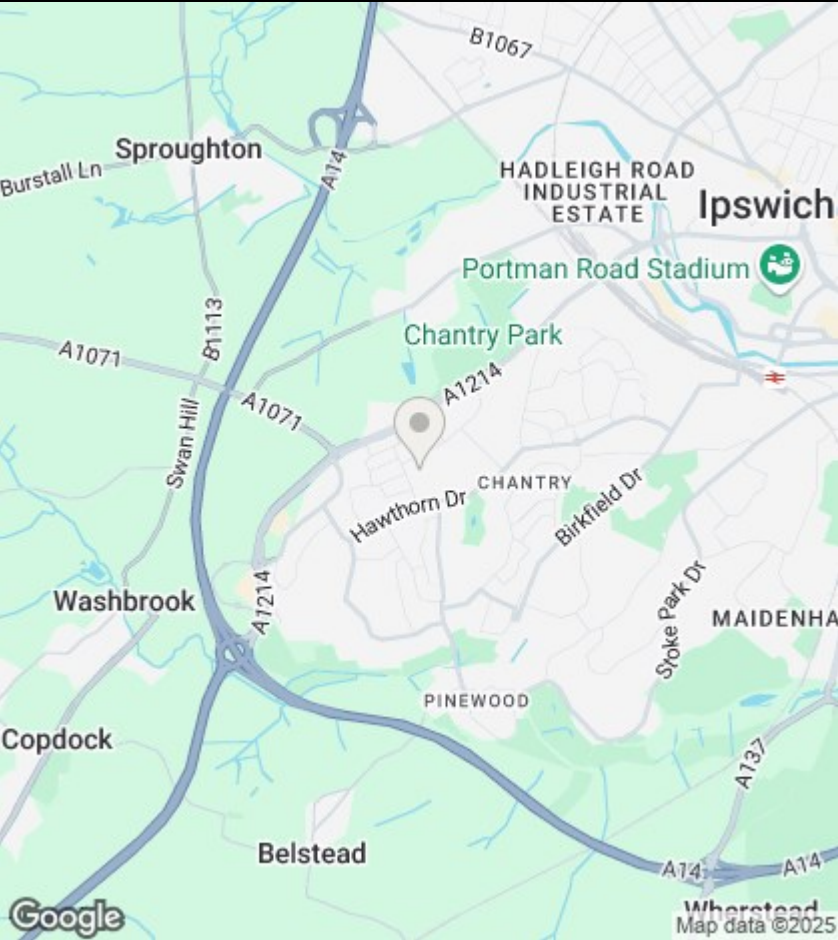
#### Bedroom 3

8'2 x 8'4

Window to front, radiator and built-in cupboard housing the wall mounted boiler.

#### Outside

To the front of property there is an open plan front garden. The rear garden is predominantly laid to lawn with patio. There is a brick built out house and there is side access.



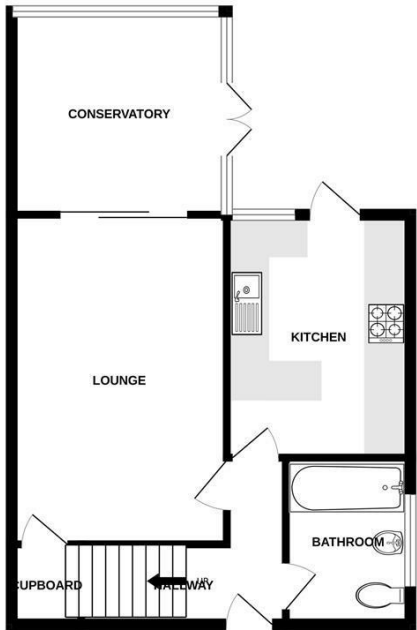
## Viewings

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

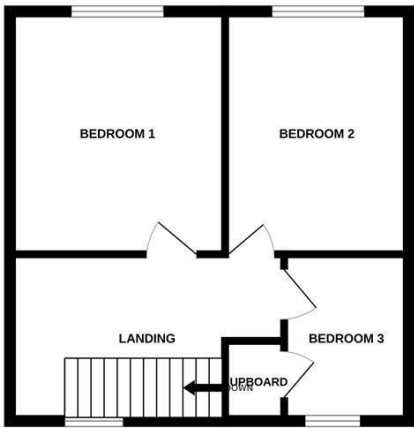
## EPC Rating:

| 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



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.