

# KEYSTONE



Northfield view, Ipswich, IP8 3FY

Offers In Excess Of £340,000

Modern End Terraced House  
Lounge  
Utility Room/ Cloakroom  
En-Suite  
Two Allocated Parking Spaces

Three Bedrooms  
Kitchen/Diner  
Family Bathroom  
Dressing Room  
Popular Location

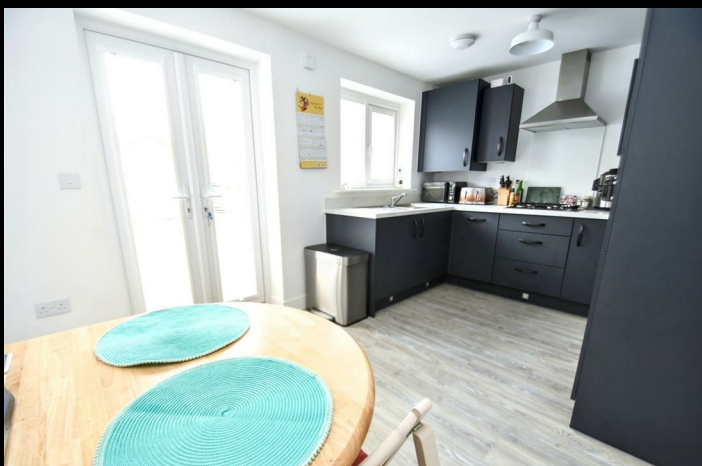
# Northfield view, Ipswich IP8 3FY

Situated in this modern development on Northfield View, this recently built end-terrace house presents an excellent opportunity for families seeking a modern and comfortable living space. With three well-proportioned bedrooms, this home is designed to accommodate the needs of contemporary family life.

Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining guests. The layout is thoughtfully designed to create a warm and welcoming atmosphere, making it an ideal setting for family gatherings or quiet evenings at home.

The property boasts two stylish bathrooms and en-suites ensuring convenience for all members of the household. The modern fixtures and fittings throughout the home reflect a commitment to quality and comfort, making it easy to settle in and enjoy your new surroundings.

Outside, the property offers parking for two vehicles, a valuable feature in this popular new development. The location is not only appealing for its modern amenities but also for its



#### Front entrance door

Leading to hallway with stairs to first floor, built in cupboard and door to lounge.

#### Lounge

13'7 x 10'4

With window to front and radiator.

#### Kitchen/Diner

14'0 x 10'6

Kitchen fitted with range of base units and drawers with matching wall mounted cabinets. Built in double oven with hob and extractor over, 1.5 bowl sink and drainer unit. with Integrated fridge/freezer and dishwasher. wall mounted boiler, radiator, built in understairs cupboard, window to rear and French doors to rear.

#### Cloakroom

Fitted with WC, vanity inset sink with storage below, integrated washing machine and heated towel rail.

#### First floor landing

With radiator.

#### Bedroom 2

14'0 x 9'3

Window to rear and radiator.

#### Bedroom 3

11'8 x 6'9

Window to front, radiator,

#### Bathroom

Fitted with a suite comprising of panelled bath, WC, pedestal wash basin, heated towel rail and tiled walls.

#### Dressing Room

With window to front, radiator and stairs leading to Bedroom one.

#### Bedroom 1

16'9 x 13'8

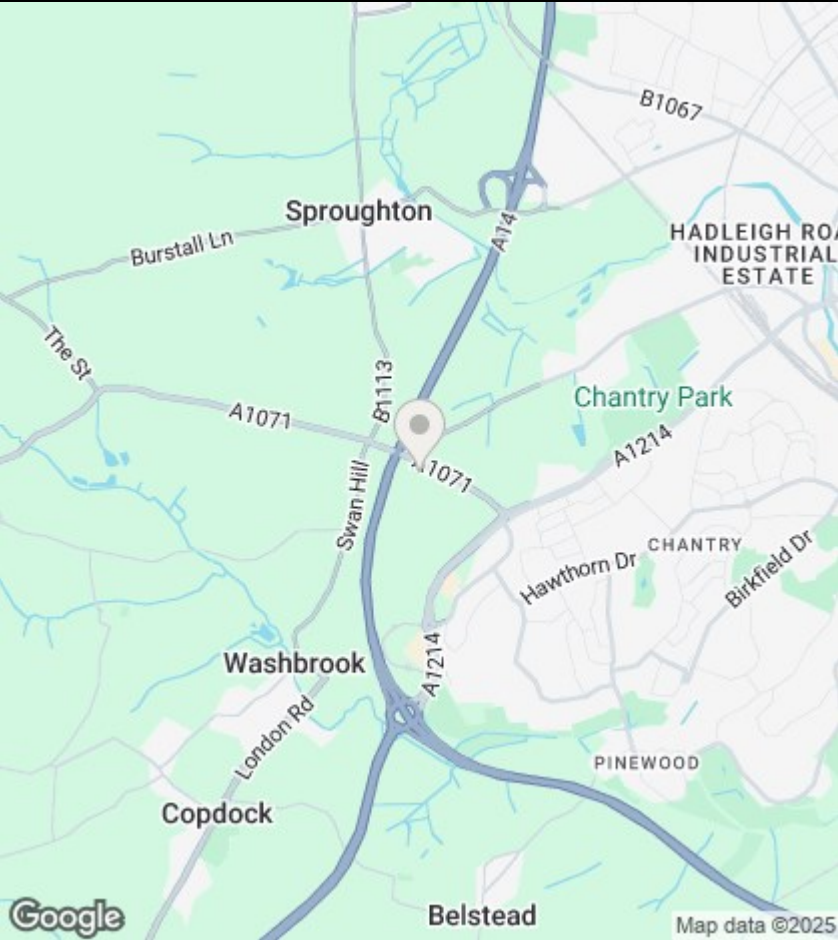
With vaulted ceiling, window to front, skylight to rear and radiator.

#### Ensuite

Fitted with double shower cubicle, pedestal wash basin, WC, radiator, fully tiled and skylight to rear.

#### Outside

To the front of the property there are two allocated parking spaces. There is side access that leads to rear garden, which is predominately laid to lawn with timber shed and enclosed by timber fencing.



Viewings

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

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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