

KEYSTONE



Penshurst Road, Ipswich, IP3 8QY

Offers In Excess Of £400,000

Extended Semi-Detached House

Lounge

Kitchen

Family Bathroom & En-Suite

Garage & Driveway

Four Bedrooms

Dining Room

Lounge/Family Room

Walk In Pantry & Cloakroom

Enclose Rear Garden

Penshurst Road, Ipswich IP3 8QY

Situated in the sought-after area of Penshurst Road, Ipswich, this extended semi-detached house offers a perfect blend of comfort and space for modern family living. With four well-proportioned bedrooms, this property is ideal for those seeking a home that can accommodate a growing family or provide ample guest space.

Upon entering, you will find two inviting reception rooms that provide versatile living areas, perfect for both relaxation and entertaining. The layout of the house is deceptively spacious, ensuring that every corner is utilised effectively, creating a warm and welcoming atmosphere throughout.

The property boasts a fantastic kitchen and living area to rear that leads to the garden, also the property benefits from two bathrooms, which is a significant advantage for busy households, allowing for convenience and privacy. The well-designed interiors are complemented by the potential for personalisation, making it easy for you to add your own touch and style.



Front entrance

Door leading to storm porch and door to hallway.

Hallway

With stairs to first floor, radiator, and laminate flooring.

Lounge

14'5 x 11'9

Bay window to front, radiator, open fireplace and laminate flooring

Reception Room Two / Study

19'3 x 10'1

With radiator, electric heater, window to rear and partially vaulted ceiling with skylight.

Kitchen

16'3 x 7'8

Fitted with a range of base units and drawers and matching wall mounted cabinets. Sink and drainer unit with tiled splash backs. A range oven with extractor over. Space for washing machine, dishwasher and fridge freezer. Tiled flooring with radiator and door to side opening to dining area.

Dining Area/Garden Room

12'9 x 14'6

Windows to side and rear. French doors to rear. Tiled flooring with under floor heating. Glass vaulted ceiling with electric skylights.

Walk-in Pantry

7'0 x 5'6

With wall mounted boiler, tiled flooring, radiator and window to rear.

Cloakroom

With WC, hand basin, tiled flooring and tiled splash backs and window to rear.

First Floor

Landing

Bedroom 1

12'1 x 14'2

Bay window to front, radiator, and feature fireplace.

Bedroom 2

11'5 x 9'3

With laminate flooring, radiator, window to rear and built-in cupboard and airing cupboard.

Bedroom 3

14'3 x 6'11

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

Ensuite

Fitted with shower cubicle, vanity inset sink, WC, radiator, tiled flooring and window to front.

Bedroom 4

8'0 x 7'2

Window to rear, radiator and laminate flooring.

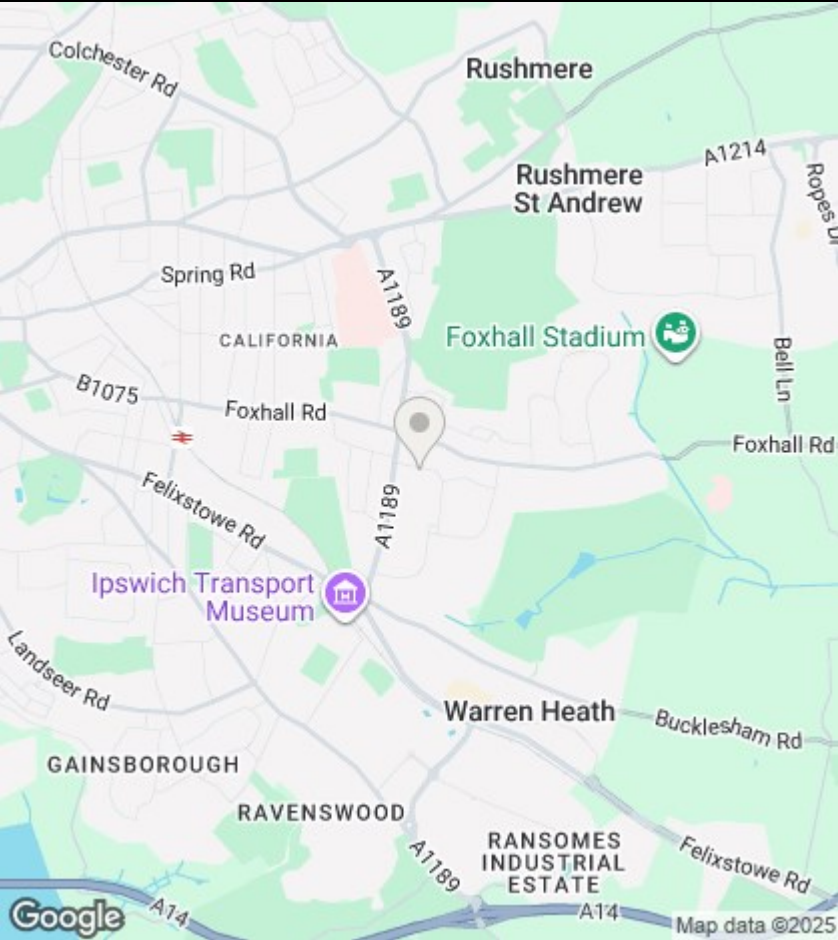
Family Bathroom

Fitted with suite comprising of panelled bath, WC, vanity inset sink, heated towel rail, tiled floor and tiled splash backs. There is also loft access.

Outside

To the front of the property there is a gravel driveway that provides off road parking and that leads to a garage. The garage has power and light connected and has a personal door that leads to the garden.

The rear garden is predominantly laid to lawn with patio and raised flower beds. There is also mature hedging and shrubs.



Viewings

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

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

