

KEYSTONE



Berners Street, Ipswich, IP1 3LN

Offers In Excess Of £375,000

Terraced House
Lounge
Cloakroom
Garden
Close To Christchurch Park

Three Bedrooms
Kitchen/Diner
Family Bathroom
Off Road Parking
Popular Location

Berners Street, Ipswich IP1 3LN

Nestled on the charming Berners Street, this delightful Georgian terraced house offers a perfect blend of classic elegance and modern living. With three spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The well-appointed reception rooms provides a warm and inviting atmosphere, perfect for entertaining or relaxing after a long day.

The house is in immaculate condition, showcasing the care and attention that has been given to its upkeep. One of the standout features of this home is the fantastic lower ground floor kitchen/diner, which serves as a wonderful hub for family gatherings and culinary adventures. This unique space is both functional and stylish, making it a joy to cook and dine in.

Situated close to Christchurch Park and the town centre, residents will enjoy easy access to beautiful green spaces and a variety of shops, cafes, and amenities. This prime location ensures that you are never far from the vibrant life that Ipswich has to offer.



Front Entrance Door

Leading to Hallway with laminate flooring, radiator and door to garden.

Sitting Room

12'4 x 11'7

Window to front and radiator.

Bedroom 3

11'9 x 10'9

Window to rear and radiator.

Lower Ground Floor

Leading to Kitchen/Diner.

Kitchen Area

17'1 x 11'1

Fitted with a range of base units and drawers with matching wall mounted cabinets, 5 x ring hob with double oven and extractor over, Butler's sink, integrated dishwasher, integrated washing machine, integrated fridge/freezer and radiator. There is also a window to front.

Dining Area

17'1 x 10'4

With French doors to garden, radiator, built-in under stairs cupboard and cast iron wood burner.

Cloakroom

Fitted with WC, pedestal hand basin and tiled splashback.

First Floor Landing

Galleried landing with window to rear.

Bedroom 1

13'8 x 12'2

Window to front, radiator and built-in wardrobes.

Family bathroom

Fitted with a suite comprising of free-standing roll top bath, double shower cubicle, built-in storage cupboard, radiator, WC, pedestal washbasin, exposed floorboards and window to rear.

Second Floor

Bedroom 2

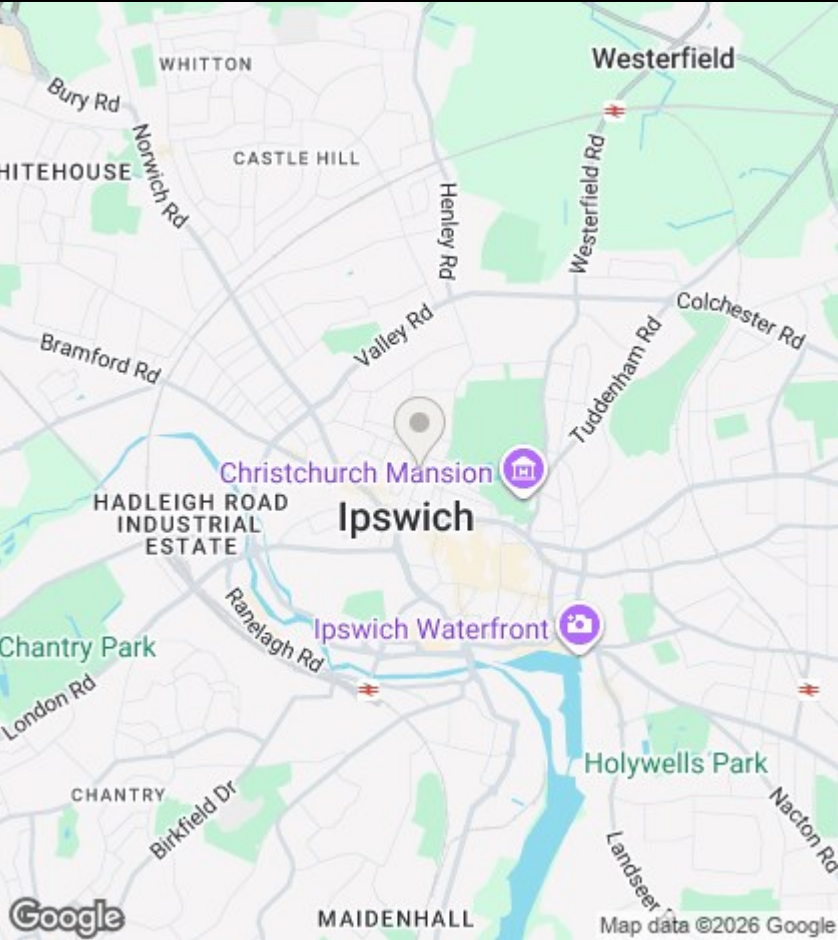
16'3 x 12'8

With window to front, two radiators and storage in eaves.

Outside

To the front of the property there is a driveway which provides off road parking.

The rear garden is predominantly laid to lawn and enclosed with patio area and timber framed shed.



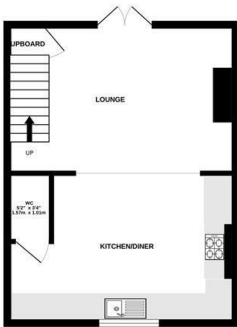
Viewings

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

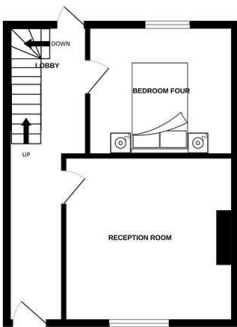
EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

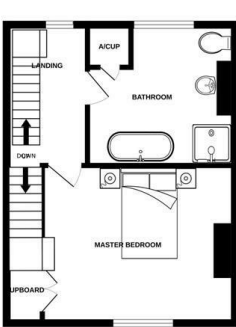
LOWER GROUND FLOOR



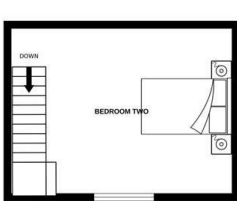
GROUND FLOOR



1ST FLOOR



2ND 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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