

# KEYSTONE



Blenheim Road, Ipswich, IP1 4EB

£325,000

Semi-Detached House

Lounge

Kitchen

En-Suite

Immaculate Throughout

Five Bedrooms

Dining Room

Cloakroom & Family Bathroom

Good Size Garden

Popular Location

# Blenheim Road, Ipswich IP1 4EB

Nestled on the charming Blenheim Road in Ipswich, this immaculate semi-detached house is a splendid example of period architecture, offering both elegance and comfort. With five generously sized bedrooms, this property is perfect for families seeking ample living space. The three reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The two well-appointed bathrooms ensure convenience for all residents, catering to the needs of a busy household. The property boasts a large layout, allowing for a seamless flow between rooms, while retaining the character and charm that period homes are renowned for.

Situated in a desirable location, this home is not only a beautiful living space but also a gateway to the vibrant community of Ipswich. With local amenities, schools, and parks nearby, it offers a perfect blend of suburban tranquillity and urban convenience.

This property is a rare find, combining spacious living with period features, making it an ideal choice for those looking to settle in a welcoming neighbourhood. Do not miss the opportunity to make this stunning house your new home.



#### Entrance Door

Leading to hallway with stairs to first floor and two radiators.

#### Lounge

25'1 x 11'6

Bay window to front, laminate flooring, two radiators, French doors to rear, window to side and electric fireplace.

#### Dining Room

15'6 x 10

Three windows to side, radiator and laminate flooring.

#### Kitchen

12 x 10'3

Fitted with a range of base units and drawers and matching wall mounted cabinets, Aga range cooker, sink and drainer unit with tiled splash backs, space for dishwasher, washing machine and fridge freezer, laminate flooring, radiator, door to side and window to rear.

#### Cloakroom

Fitted with w/c, pedestal wash basin, heated towel rail and window to side.

#### Inner Hallway

Door to cellar with skylight.

#### Cellar

10 x 5'3

Stairs leading down with wall mounted boiler and window to side.

#### First Floor

Landing with radiator.

#### Bedroom One

15'7 x 10'4

Two windows to front, laminate flooring and built in wardrobe.

#### En-Suite

Fitted with suite comprising of shower cubicle, w/c, hand basin, laminate flooring and tiled walls.

#### Bedroom Three

10'3 x 10'1

Window to rear, laminate flooring and radiator.

#### Bedroom Five

9'9 x 6'4

Window to rear, laminate flooring and radiator.

#### Bathroom

Fitted with a suite comprising of panel bath, w/c, vanity sink, tiled walls, heated towel rail and window to side.

#### Second Floor

Landing with skylight to rear and storage in the eaves.

#### Bedroom Two

15'5 x 8'5

Dormer window to rear and window to side, radiator and laminate flooring.

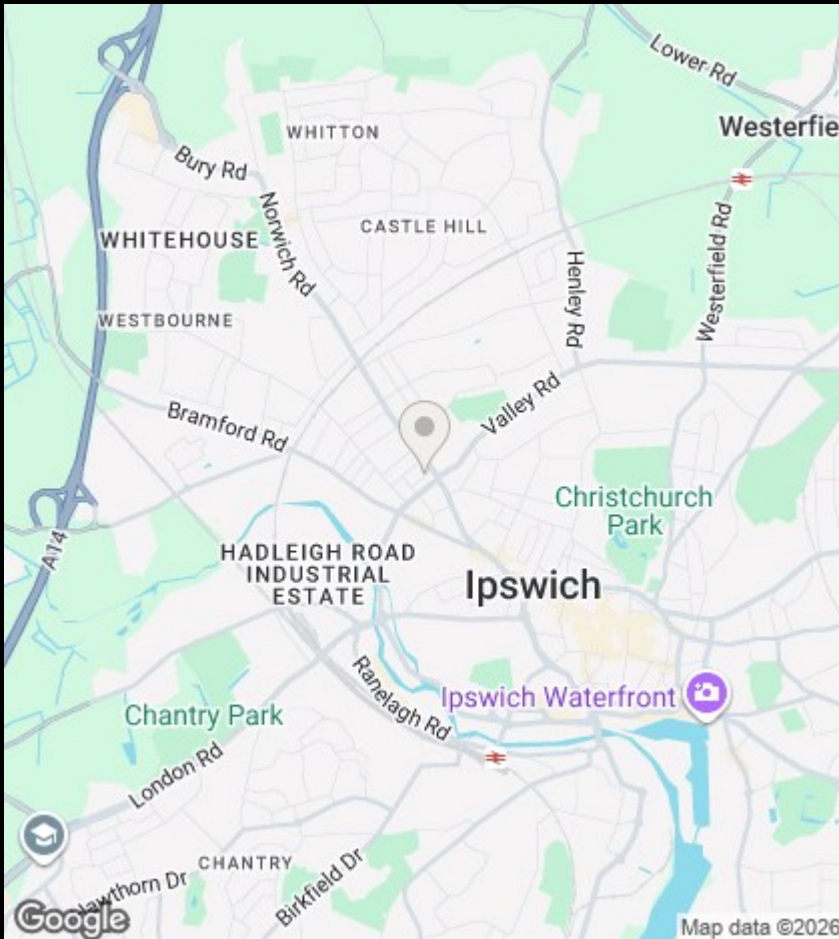
#### Bedroom Four

9'2 x 7'1

Skylight to front, radiator and laminate flooring.

#### Outside

To the front of the property there is an enclosed garden with side gate that leads to the rear garden. The rear garden is predominantly laid to lawn with patio area and large garden room to rear.



## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

