

33 Firtree Rise - £297,500

Ipswich IP8 3RD

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Estate & Letting Agents



"Consistently providing outstanding service to our clients"

£297,500

The Property

Discover this wonderful family home, ready to welcome its new owners with great connections to town, schools and the A14/A12 trunk roads. Stylishly presented throughout with a modern and sleek finish, this delightful property offers a fantastic blend of comfort, practicality and contemporary living.

The home benefits from a driveway for two cars, an integral garage, and a spacious enclosed rear garden complete with a patio area, perfect for relaxing, entertaining or enjoying family time outdoors. The accommodation flows effortlessly into the impressive and bright open-plan lounge and dining area, a beautifully extended kitchen featuring a Rangemaster cooker, a convenient separate utility room and a convenient downstairs WC.

Upstairs, the property offers three bedrooms, including two generous double rooms both benefit from built-in mirrored sliding wardrobes. The modern family bathroom features a stylish P-shaped jacuzzi bath.

Outside, the enclosed rear garden provides a lovely private space to enjoy, with a lawn area, raised patio area over looking the garden with a further patio area under the large trees. Whether hosting summer gatherings, enjoying a morning coffee or watching the family play, this garden is a wonderful extension of the home.

Ideally located close to Suffolk One College, local doctors' surgery, Chantry Academy, Tesco Extra and the Retail Park, this home is perfectly placed for everyday convenience.

In the vendors opinion, they love relaxing on the patio on a summer evening with family with privacy of gorgeous tree lined view.

In the valuers opinion, the garage could be converted to another bedroom or reception room, subject to planning, creating even more space in this extended house to increase your purchase.

AGENTS NOTE: In accordance with The Property Ombudsman requirements, you are advised that a member of our agencies staff (or their family members) have an interest or connection to this property.

Features

- **THREE BEDROOM SEMI-DETACHED HOUSE**
- **EXTENSION TO REAR WITH SUNNY KITCHEN/DINER**
- **LARGE FAMILY BATHROOM WITH DOWNSTAIRS WC**
- **SOUTH FACING GARDEN**
- **DRIVEWAY FOR TWO CARS**
- **TREE LINED VIEW TO REAR**
- **BUILT IN WARDROBES**
- **EASY CONNECTION TO A12/A14 TRUNK ROADS**
- **GARAGE**
- **SEPARATE UTILITY AND WC**





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

Energy Efficiency Rating	
Current	Potential
 Very energy efficient - lower running costs Very energy efficient - higher running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
70	77
England & Wales EU Directive 2002/91/EC	

Sizes and dimensions are approximate, actual may vary.

