

# KEYSTONE



Donegal Road, Ipswich, IP1 5NG

Offers In Excess Of £260,000

Extended Semi-Detached House

Lounge

Utility Room

Family Bathroom

Gated Driveway

Three Bedrooms

Kitchen/Diner

Ground Floor Shower Room

Corner Plot

No Onward Chain

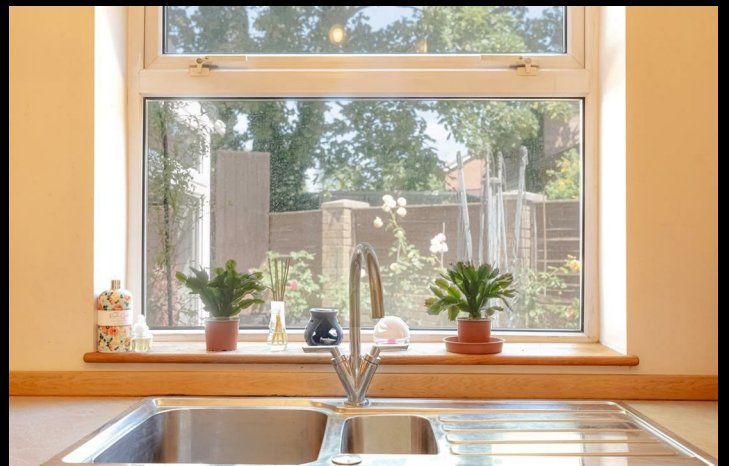
# Donegal Road, Ipswich IP1 5NG

Nestled in the desirable area of Donegal Road, this extended three-bedroom semi-detached house offers a perfect blend of comfort and modern living. Set on a generous corner plot, the property boasts a secure driveway with double gates, ensuring both privacy and convenience.

Upon entering, you are welcomed into a spacious reception room that provides an inviting atmosphere for relaxation and entertaining. The heart of the home is undoubtedly the well-designed kitchen/diner/living area, which is perfect for family gatherings and social occasions. This open-plan space is complemented by a utility room, adding practicality to your daily routines.

The property features three well-proportioned bedrooms, providing ample space for family members or guests. Additionally, there are two bathrooms, ensuring that morning routines run smoothly and comfortably for everyone.

This home is ideal for those seeking a blend of space, security, and modern amenities in a sought-after location. With its attractive features and thoughtful layout, this semi-detached house on Donegal Road is a wonderful opportunity for families or individuals looking to settle in Ipswich. Don't miss the chance to make this charming property your new home.



Front entrance door  
Leading to porch.

Door to hallway  
With stairs to first floor, radiator, built in  
understairs cupboard.

Lounge  
13'4 x 16'5  
Bay window to front, two radiators and laminate  
flooring.

Kitchen/Diner  
19'9 x 8'9  
Fitted with a range of base units and drawers  
with wall mounted cabinets, 1.5 bowl sink and  
drainer unit, built-in double oven with hob and  
extractor over, built-in pantry, window to rear  
and radiator.

Garden Room  
9'5 x 8'6  
Laminate flooring, radiator, windows to side and  
patio doors to rear.

Utility Room  
16'0 x 7'0  
Fitted with base units, space and plumbing for  
washing machine, tumble dryer, fridge freezer,  
dishwasher. wall mounted boiler, radiator,  
window and door to side.

Wet Room  
Fitted with shower, hand basin, WC, heated  
towel rail and window to rear.

First Floor  
Landing with window to side and loft access.

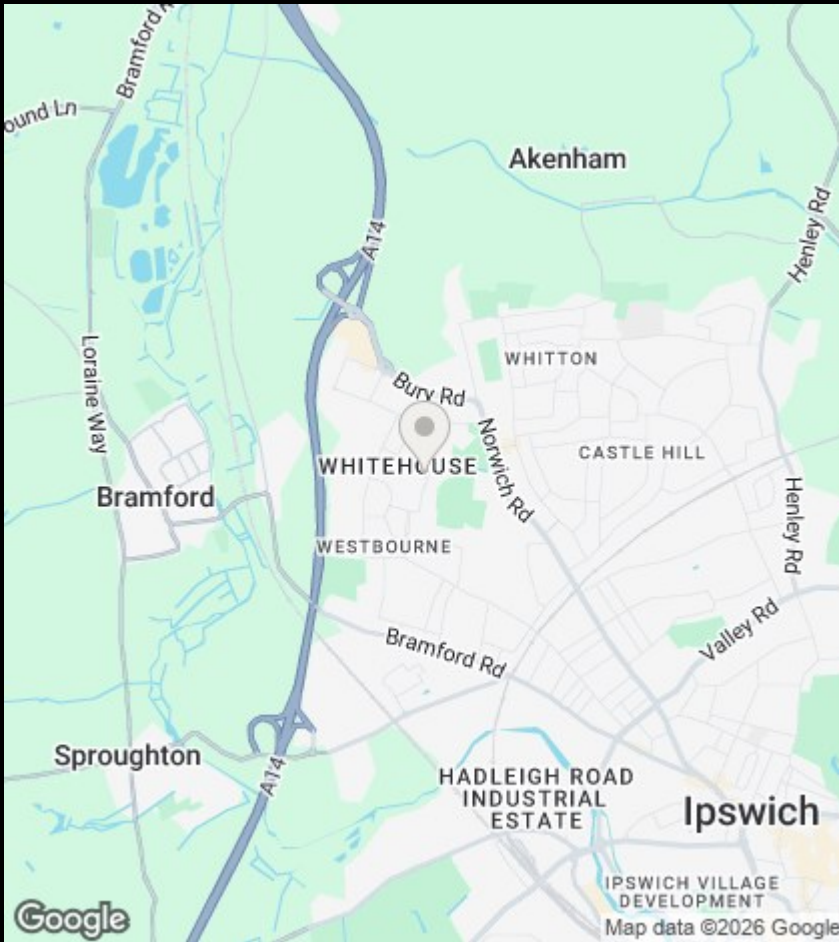
Shower Room  
Fitted with double shower cubicle, pedestal  
wash basin, WC, heated towel rail and window  
to rear.

Bedroom 1  
12'3 x 10'8  
Window to front and radiator.

Bedroom 2  
11'5 x 9'0  
Window to rear and radiator.

Bedroom 3  
9'0 x 8'8  
Window to front, radiator and built-in over stairs  
cupboard.

Outside  
To the front of the property there is a driveway  
that provides off road parking. The property  
occupies a corner plot with double gates that  
lead to a secure parking area.  
The rear garden is predominantly laid to patio  
with timber shed, summer house and flower  
beds and borders with side gate.



## Viewings

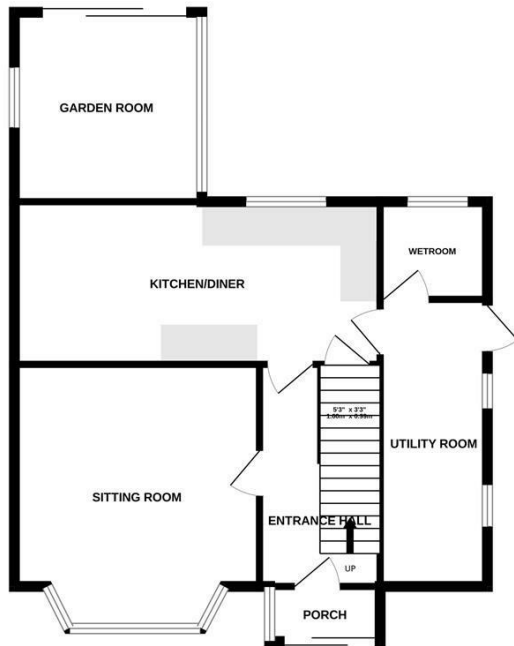
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

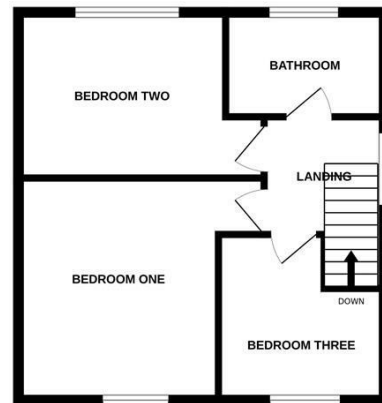
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



FIRST 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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