



Bridgwater Road, Ipswich,
£290,000

GRACE ESTATE AGENTS are delighted to present this three bedroom semi-detached house situated in a convenient and well-connected location, this attractive three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for families and those seeking additional living space.

The property benefits from an extended ground floor, providing generous accommodation throughout. Upon entering, you are welcomed by a separate lounge and dining room, creating distinct yet practical spaces for both relaxing and entertaining. A ground floor shower room adds further convenience and flexibility to the layout.

To the first floor are three well-proportioned bedrooms, complemented by a family bathroom.

Externally, the property boasts ample off-road parking to the front, while to the rear is a generous, beautifully landscaped garden, offering an ideal setting for outdoor dining, entertaining or simply enjoying the warmer months.

Conveniently positioned within a short walk of local schools, shops and everyday amenities, the property also benefits from excellent transport links, making it particularly appealing for commuters and families alike.

Early viewing is highly recommended to fully appreciate the space, location and potential this wonderful family home has to offer.

Entrance Hall

Wood effect flooring, radiator, large storage cupboard, stairs to the first floor and additional understairs storage cupboard.

Lounge

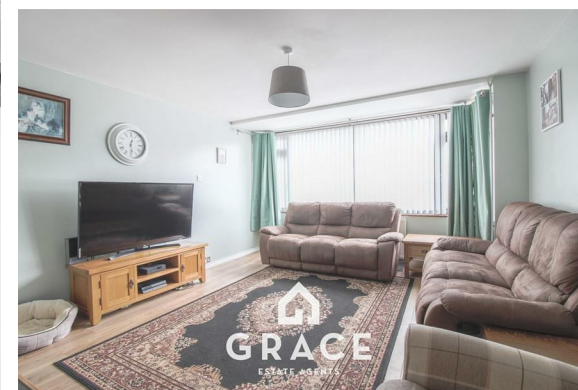
16'3" x 13'0" (4.96 x 3.97)

Double glazed bay window to front aspect, wood style flooring, radiator, space for a wood burner with fitted oak mantle and an open archway leading to the dining room.

Sitting/Dining Room

10'10" x 10'2" (3.32 x 3.11)

Double glazed French doors to rear aspect, radiator and wood style flooring.





Kitchen

17'4" x 8'3" (5.30 x 2.52)

Matching eye level and base units with worktops over, white ceramic one and a half bowl sink with a side drainer and chrome mixer tap, integrated oven with induction hob and extractor hood. Space for a fridge/freezer, washing machine and dishwasher, spot lights, tiled flooring throughout, radiator, double glazed windows to front and rear aspect, patio doors leading to the rear garden and a door leading to the front of the property.

Shower Room

7'4" x 6'2" (2.26 x 1.90)

Low level WC, vanity sink with chrome mixer tap, walk in shower with glass enclosure, tiled splashback, chrome heated towel rail, fully tiled walls, extractor fan, double glazed window to rear aspect and grey wood effect flooring.

Conservatory

11'5" x 10'11" (3.48 x 3.33)

Double glazed windows, carpet tiles flooring and radiator.

Master Bedroom

12'9" x 11'6" (3.90 x 3.51)

Double glazed window to front aspect, wood effect flooring and radiator.

Bedroom Two

11'6" x 9'8" (3.51 x 2.95)

Double glazed window to the rear aspect, wood effect flooring and radiator.

Bedroom Three

8'2" x 8'0" (2.50 x 2.45)

Double glazed window to the front aspect, wood effect flooring, built in wardrobe and radiator.

Bathroom

8'1" x 5'2" (2.48 x 1.60)

Low level WC, vanity sink, walk in shower with overhead shower and fully tiled walls, chrome heated towel rail, spot lights and a double glazed window to the rear aspect.

Outside

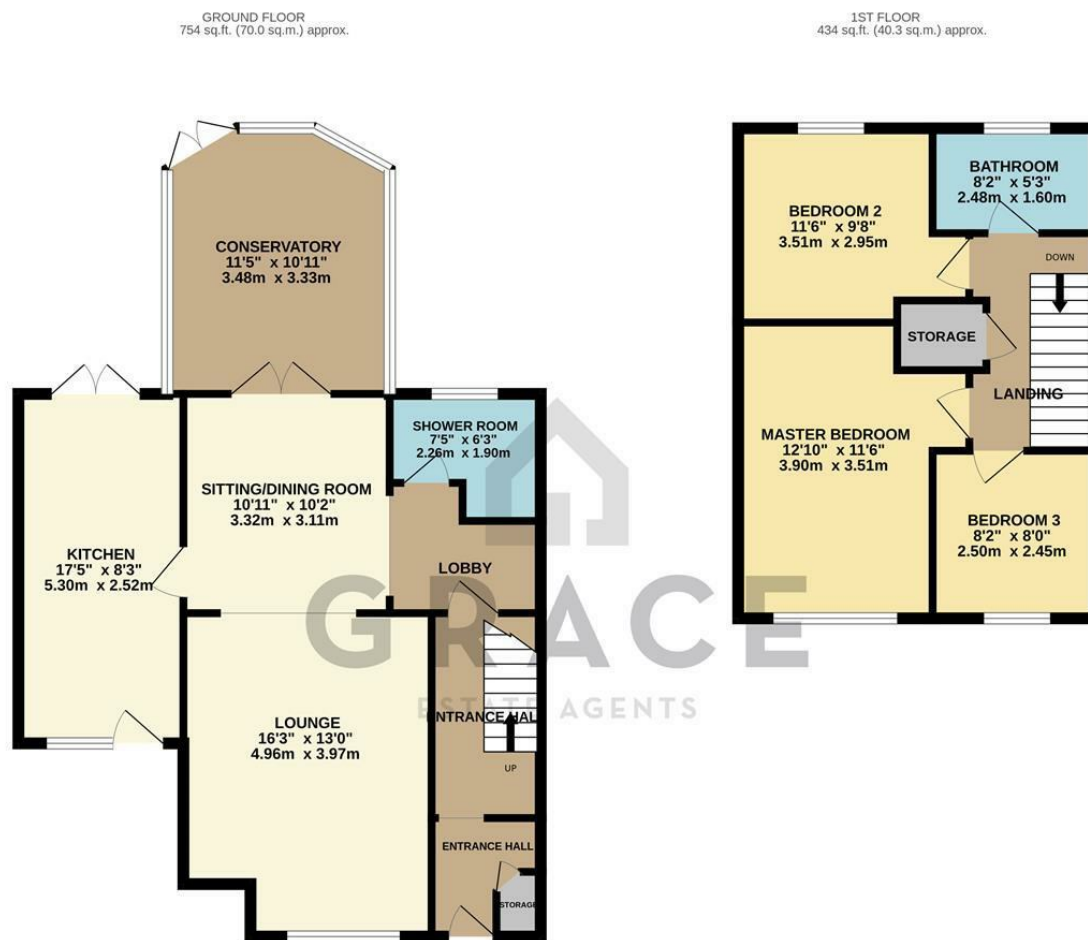
Front Garden:

Block paved driveway providing ample off street parking.

Rear Garden:

Fully enclosed, rear garden with a large lawned area, raised flower beds, mature shrubs and hedging, large patio seating area and a large garden shed.





TOTAL FLOOR AREA: 1188 sq.ft. (110.4 sq.m.) approx.

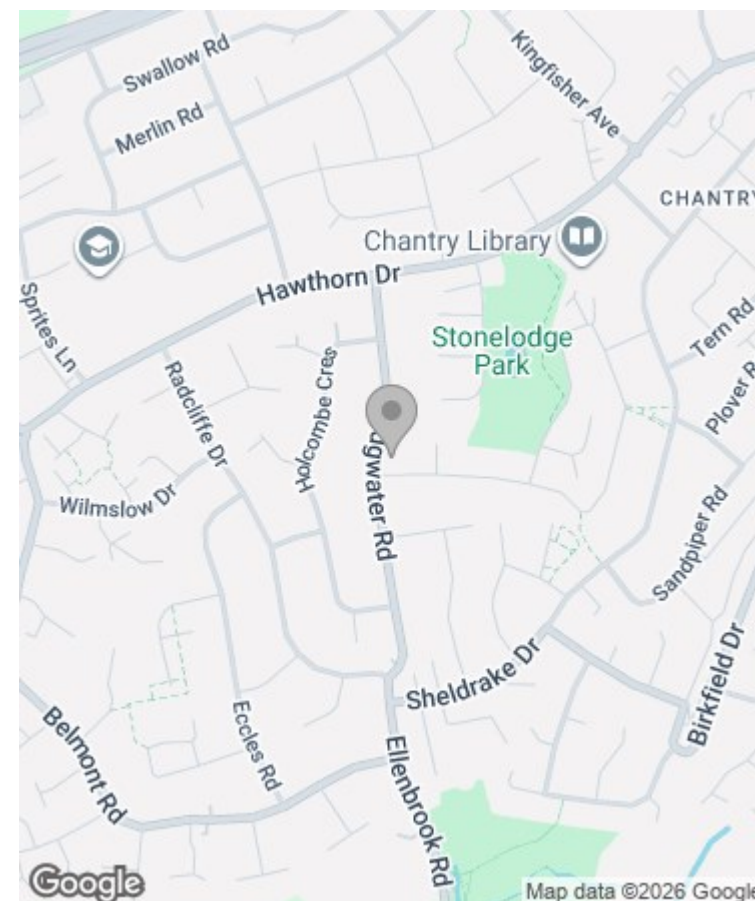
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	