



3 Bridgwater Road, Ipswich
Ipswich

In Excess of £269,500

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This beautifully presented three bedroom semi-detached home offers stylish and well-balanced accommodation with a bright and contemporary feel throughout. The property has been thoughtfully modernised by the current owners to create practical and versatile living spaces ideally suited to modern family life, whilst also benefiting from generous off-road parking, a single garage and a thoughtfully landscaped rear garden.

The property is entered via the front door into the reception hall, where stairs rise to the first floor and doors lead to the principal reception areas. One door leads to the kitchen whilst the other opens into the living room. There is also ample under-stair storage providing practical space.

The sitting room is an attractive reception space enjoying plenty of natural light together with a wood burning stove creating a warm focal point within the room. The space opens seamlessly into the dining area, creating an excellent arrangement well suited to both everyday living and entertaining. The dining area enjoys views over the rear garden and provides direct access outside via a rear door.

The kitchen has been stylishly updated with a range of contemporary cabinetry together with ample worktop space and room for appliances. The room also benefits from a built-in storage cupboard together with a rear door providing further access to the garden.



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The first floor landing provides access to the three bedrooms and family bathroom. The principal bedroom is a generous double room positioned to the front aspect and benefits from an excellent range of built-in storage cupboards, whilst bedroom two is another well-proportioned double overlooking the rear garden. Bedroom three provides a versatile space which could equally serve as a child's bedroom, dressing room or home office and includes a built-in storage cupboard.

The family bathroom has been beautifully appointed and fitted with a contemporary suite comprising a freestanding bath, walk-in shower enclosure, wash basin and WC.

Outside, the property is set back from the road behind a lawned frontage positioned immediately in front of the house. To the left-hand side is a driveway providing off-road parking and leading through iron gates to the single garage with up-and-over door.

The rear garden has been thoughtfully arranged across several levels and immediately features a paved terrace adjoining the property, creating an ideal seating and entertaining area. Steps rise to a stone shingle section and continue to a lawned garden, whilst at the far end of the plot there is an additional paved patio area laid with tiled slabs. The garden also includes a greenhouse and is enclosed by fencing with a variety of established planting throughout.

Bridgwater Road is conveniently positioned on the south-western outskirts of Ipswich with a range of local shopping facilities nearby, together with excellent access to the A12 and A14 commuter routes and Ipswich mainline railway station.

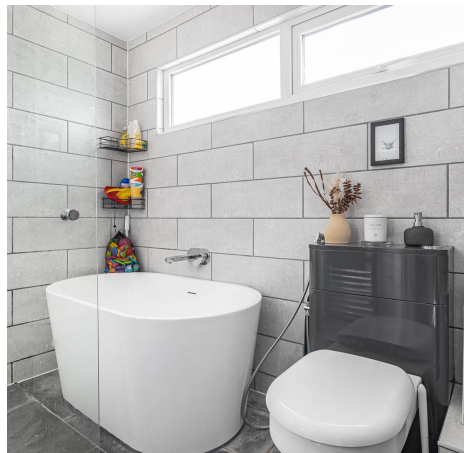
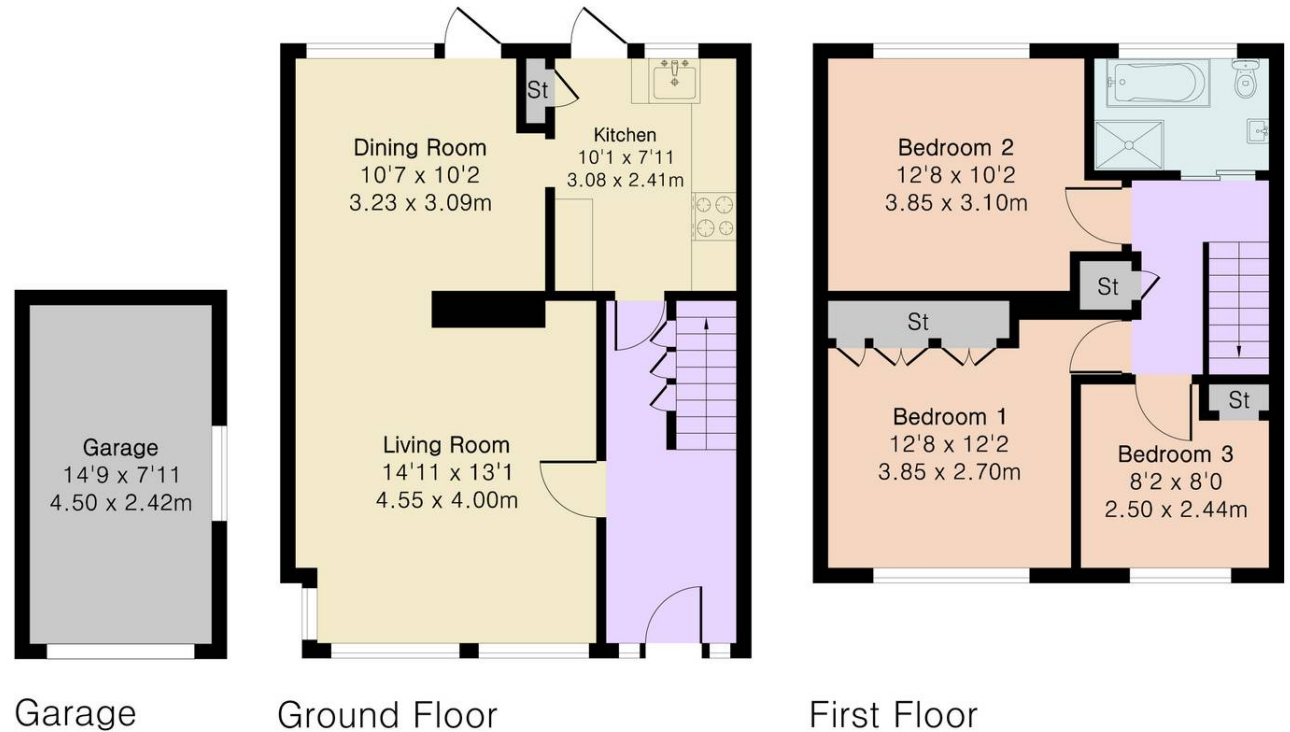
Council Tax band: C

Approximate Gross Internal Area 914 sq ft - 85 sq m (Excluding Garage)

Ground Floor Area 487 sq ft – 45 sq m

First Floor Area 427 sq ft – 40 sq m

Garage Area 117 sq ft – 11 sq m



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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