

## Castle Road, Ipswich

A spacious and well-presented extended semi-detached home offering versatile family accommodation across two floors. The property benefits from generous reception space including a substantial sitting/dining room and separate snug, together with three bedrooms, a dressing room, modern bathroom and a private rear garden. Conveniently located within easy reach of local amenities, schools and transport links, this is an excellent family home with plenty of living space both inside and out.

Guide price £300,000

# Castle Road

Ipswich, IP1



- Extended three-bedroom semi-detached home offering approximately 1,423 sq. ft. (132.2 sq. m.) of accommodation
- Modern fitted kitchen with adjoining utility room and ground floor WC
- Private rear garden with decked entertaining area, lawn and timber shed
- Spacious 23ft sitting/dining room with bay window and feature wall fireplace
- Generous principal bedroom with dedicated dressing room
- Off-road parking to the front for multiple vehicles
- Separate rear snug/family room with skylights and French doors opening onto the garden
- Contemporary family bathroom with bath and overhead shower

## The Property

The accommodation begins with an entrance hall leading through to an impressive sitting/dining room extending over 23ft in length, creating an ideal space for both everyday living and entertaining. The fitted kitchen offers a range of storage units and work surfaces, with direct access to a useful utility room and ground floor WC.

To the rear, a bright and versatile snug/family room benefits from rooflights and French doors overlooking the garden, providing an excellent additional reception room, home office or playroom.

On the first floor are three bedrooms, including a particularly spacious principal bedroom with adjoining dressing room. A modern family bathroom serves all bedrooms and is fitted with a contemporary white suite.

## The Outside

To the front, the property provides a generous driveway offering off-road parking for several vehicles. Side access leads to the enclosed rear garden, which features a decked seating area directly outside the house, a lawned garden and a timber storage shed. The garden provides a pleasant space for outdoor dining, entertaining and family use.

## The Area

Situated on Castle Road in Ipswich, the property enjoys a convenient residential location close to a range of everyday amenities, supermarkets, schools and leisure facilities. Ipswich town centre offers an extensive selection of shopping, dining and entertainment options, while the nearby railway station provides services to London Liverpool Street. The area is also well placed for access to the A12 and A14, making it ideal for commuters travelling across Suffolk and Essex.

## Further Information

Tenure: Freehold

Local Authority: Ipswich

Council Tax Band: C

Property Construction: Brick

Mains Gas, Electricity, Water and Sewerage

## Mobile Coverage

EE Good outdoor and in-home

There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

O2 Good outdoor, variable in-home

There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.

3 Good outdoor and in-home

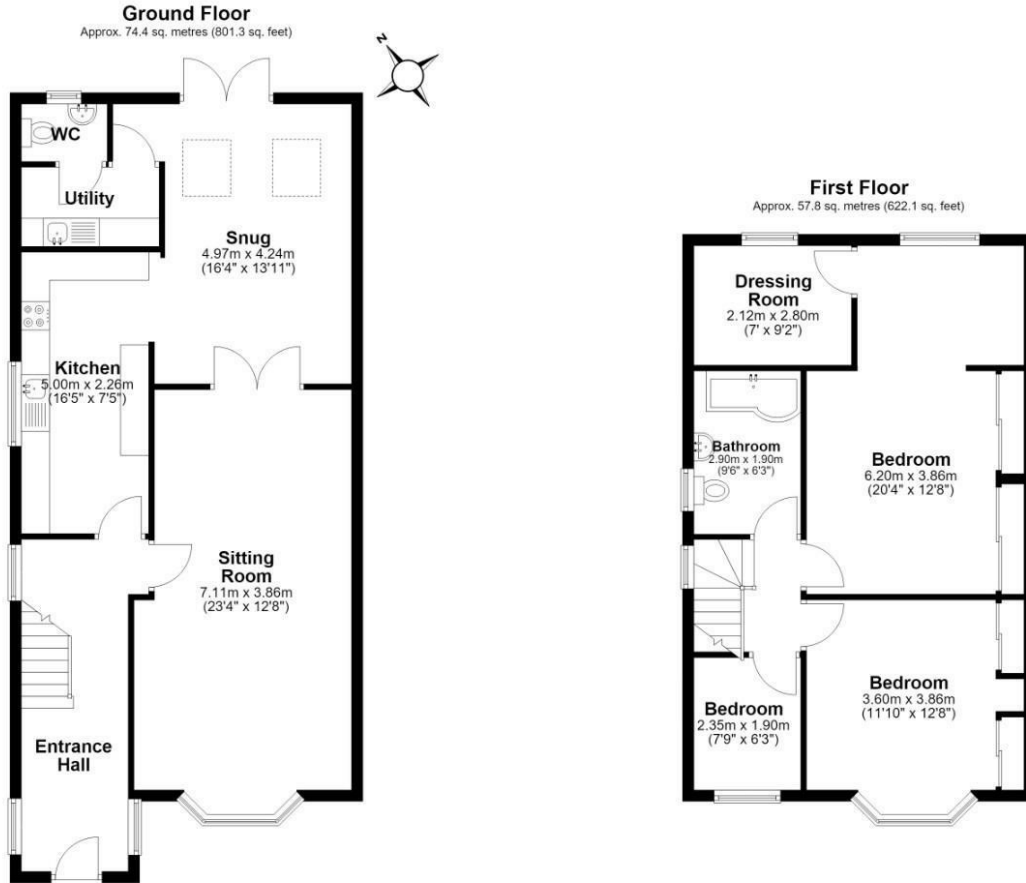
There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

Vodafone Good outdoor

There is a good chance of getting a connection good enough to support mobile services. You may be able to get limited indoor coverage.



# Floor Plan



Total area: approx. 132.2 sq. metres (1423.4 sq. feet)

All measurements are provided as a general guide for prospective buyers and should not be considered precise. This floor plan is for illustrative purposes only, and no responsibility is accepted for any error, omission, or misstatement. The services, systems and appliances shown have not been tested, and no guarantee is given regarding their operability or efficiency. Measurements may have been taken from the widest points and could include wardrobe or cupboard space. No guarantee is given for any measurements, including total areas. Buyers are strongly advised to take their own measurements.

Plan produced using PlanUp.

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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(81-91) <b>A</b></p> <p>(61-80) <b>B</b></p> <p>(41-60) <b>C</b></p> <p>(21-40) <b>D</b></p> <p>(11-20) <b>E</b></p> <p>(1-10) <b>F</b></p> <p>Not energy efficient - higher running costs</p> <p><b>England &amp; Wales</b></p>			<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-91) <b>A</b></p> <p>(61-80) <b>B</b></p> <p>(41-60) <b>C</b></p> <p>(21-40) <b>D</b></p> <p>(11-20) <b>E</b></p> <p>(1-10) <b>F</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> <p><b>England &amp; Wales</b></p>		
EU Directive 2002/91/EC		EU Directive 2002/91/EC		EU Directive 2002/91/EC	