

# KEYSTONE



Robin Drive, Ipswich, IP2 0TF  
Offers In Excess Of £220,000

End Terraced House  
Large Corner Plot  
Kitchen/Breakfast Room  
Popular Location  
No Onward Chain

Three Bedrooms  
Lounge  
Bathroom  
Potential to extend (SSTP)

# Robin Drive, Ipswich IP2 0TF

Nestled in the sought-after area of Robin Drive, Ipswich, this charming end-terraced house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere.

One of the standout features of this home is its generous corner plot garden, which offers a delightful outdoor space for gardening, play, or simply enjoying the fresh air. This expansive garden is a rare find in terraced properties and enhances the overall appeal of the home.

The location is particularly advantageous, situated in a popular neighbourhood that is well-connected to local amenities, schools, and parks. Residents will appreciate the convenience of nearby shops and services, making daily life both easy and enjoyable.



#### Front entrance door

Leading to hallway with tiled flooring, radiator and door to lounge

#### Lounge

15'4 x 11'0

Window to front, radiator, tiled flooring and built-in understairs storage cupboard.

#### Kitchen

12'3 x 9'5

Fitted with a range of base units and drawers with matching wall mounted cabinets, 1.5 bowl and sink drainer unit, space for washing machine, built-in hob with extractor space for fridge freezer, door and window to rear, tiled flooring and a radiator.

#### Bathroom

Fitted with WC, vanity inset washbasin, panelled bath with shower over, tiled splash backs and window to rear, window to side, tiled flooring and radiator.

#### 1st floor landing

Window to side

#### Bedroom 1

10'4 x 10'9

Window to front, radiator and laminate flooring.

#### Bedroom 2

10'1 x 9'1

Window to rear and radiator.

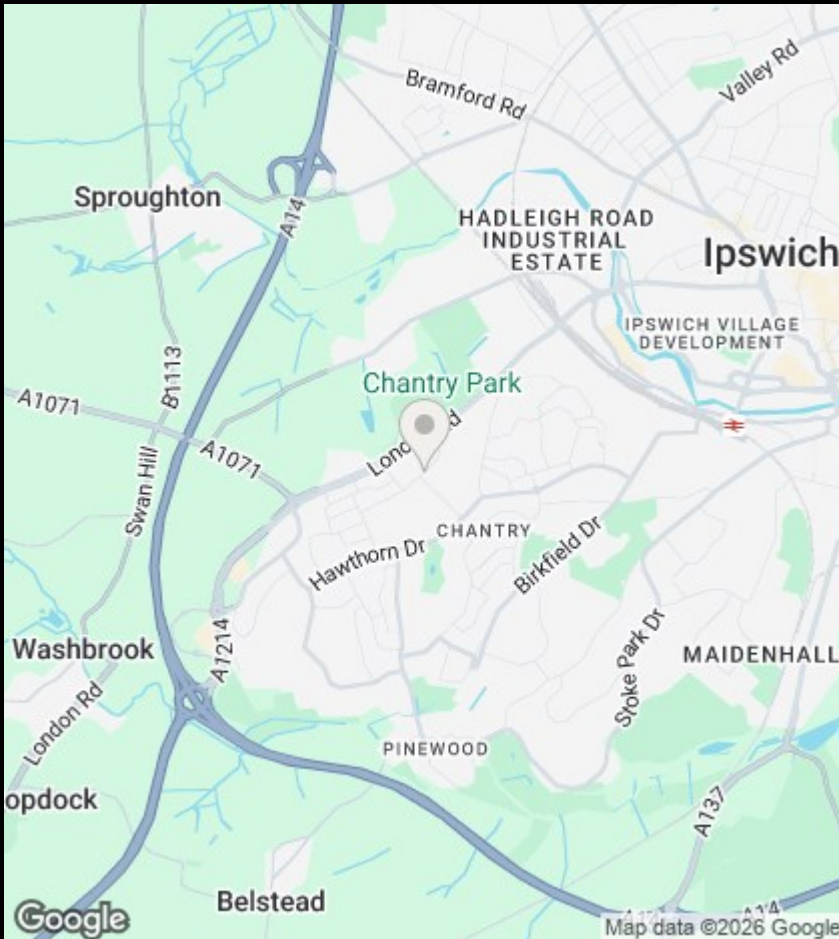
#### Bedroom 3

8'5 x 6'3

Windows to side and rear, a radiator and a built-in cupboard housing wall mounted boiler.

#### Outside

To the front of the property there is open plan front garden The rear garden is predominantly laid to lawn with a hard standing and brick outhouse. The current owners have indicated that they did have planning for an annexe building in the garden but since then the planning permission has lapsed.



## Viewings

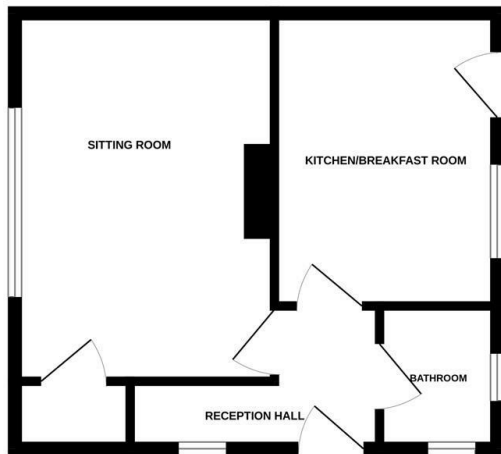
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

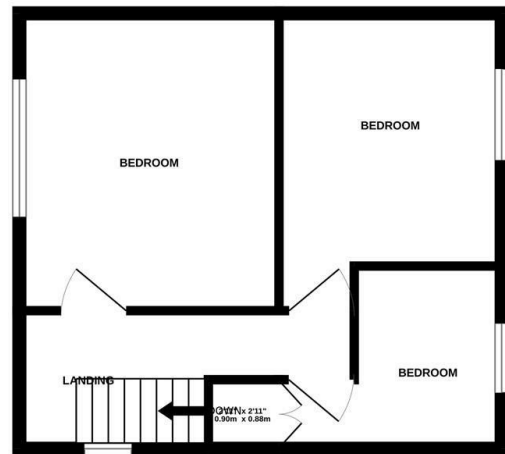
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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