

KEYSTONE



Wilmslow Drive, Ipswich, IP2 9XX

Offers In Excess Of £220,000

Terraced House
Lounge
Bathroom
Garden

Three Bedrooms
Kitchen/Diner
Garage
Popular Location

Wilmslow Drive, Ipswich IP2 9XX

Welcome to this charming terraced house located on Wilmslow Drive. This beautifully presented property is an ideal choice for first-time buyers seeking a comfortable and inviting home.

The house features a spacious reception room that provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests. With three well-proportioned bedrooms, there is ample space for a growing family or for those who desire a home office or guest room. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the kitchen/diner, which offers a fantastic space for family meals and social gatherings. This area is designed to be both functional and stylish, making it the heart of the home.

Additionally, the property boasts a garage to the rear, providing valuable storage space or the potential for off-road parking, a rare find in terraced homes.



Front Entrance

Door leading to porch with door to lounge.

Lounge

14'6 x 14'1

Window to front, radiator and stairs to first floor.

Kitchen

14'7 x 10'2

Fitted with a range of base units and drawers with matching wall mounted cabinets, 1.5 bowl sink and drainer unit, tiled splash back, built-in oven and hob with extractor over, space for washing machine, dishwasher and fridge freezer, wall mounted boiler, French doors to rear, window to rear, and laminate flooring.

First Floor landing

With loft access and built-in storage cupboard.

Bedroom 1

14'2 x 8'4

Window to front and radiator.

Bedroom 2

10'7 x 8'1

Window to rear and radiator.

Bedroom 3

8'2 x 5'9

Window to front and radiator.

Bathroom

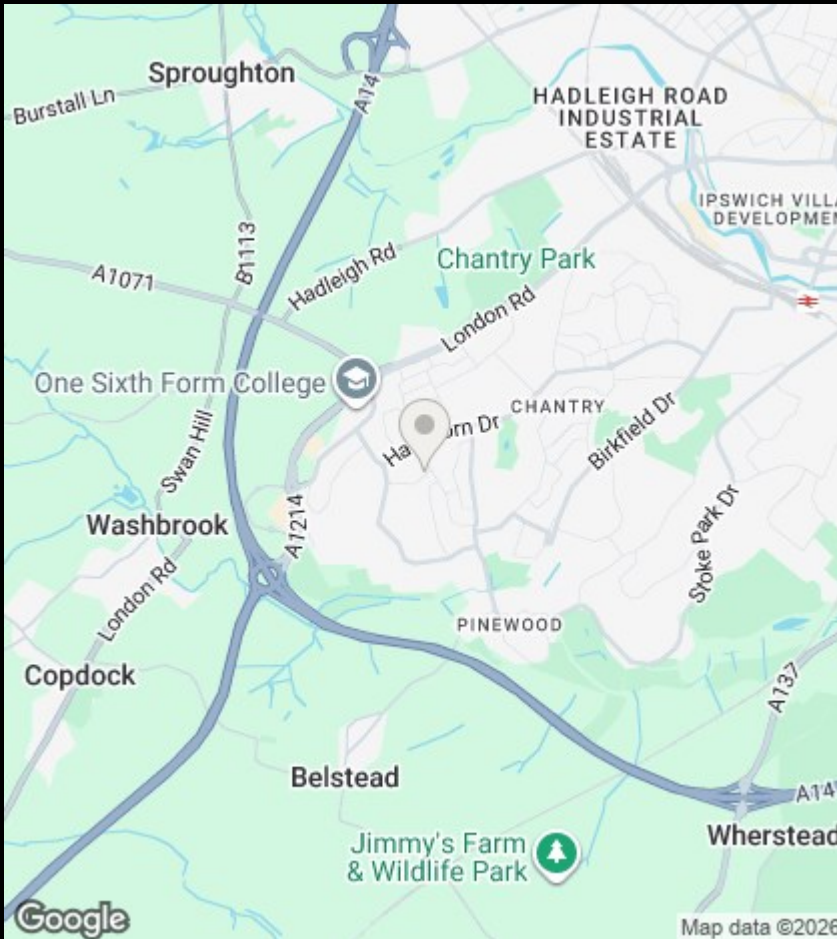
Fitted with a suite comprising of a panelled bath with electric shower over, pedestal wash basin, WC, heated towel rail, tiled splash backs and a window to rear.

Outside

To the front of the property there is an open plan front garden, laid to lawn.

The rear of the property is predominantly laid to lawn with patio area.

There is also a garage with a window and a personal door to rear.



Viewings

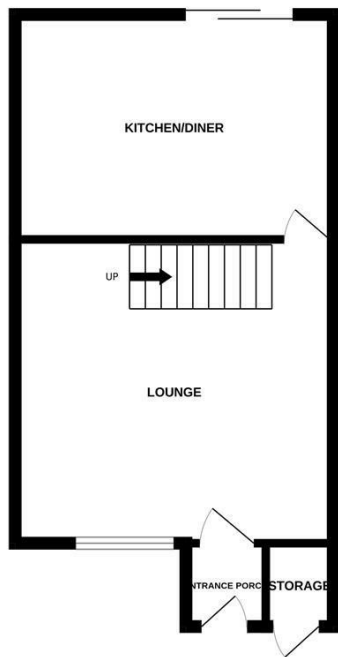
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

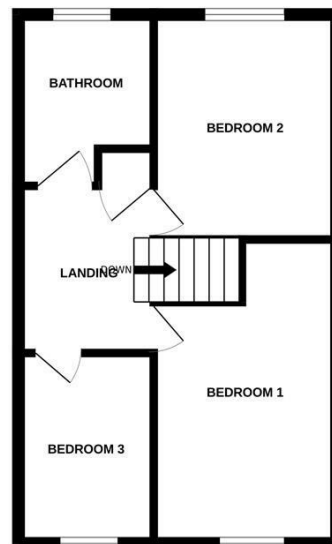
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST 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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