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Kingsgate Drive, Ipswich,
£270,000

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GRACE ESATE AGENTS are delighted to present this three bedroom semi-detached home situated in the popular east Ipswich location, ideally positioned within a desirable school catchment area.

Offering spacious and versatile accommodation throughout, the property benefits from two reception rooms, a first floor family bathroom, and off-road parking for two vehicles.

Externally, the property features a detached garage to the rear and provides excellent scope to extend (subject to the necessary planning permissions), making it an ideal purchase for growing families and buyers looking to add value. Conveniently located close to local amenities, transport links, and reputable schools, this home offers both comfort and future potential.

Entrance Hall

Access to the lounge, sitting/dining room, kitchen and stairs to the first floor. Radiator, double glazed Upvc door and windows to front aspect.

Lounge

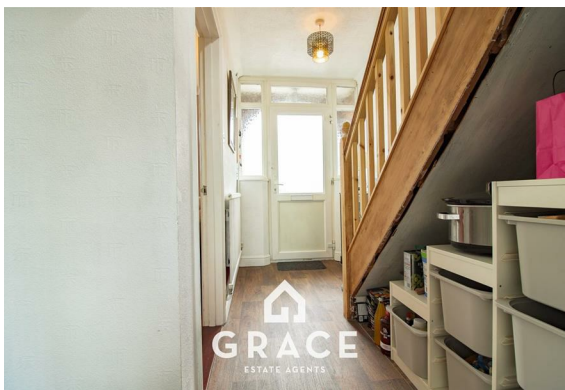
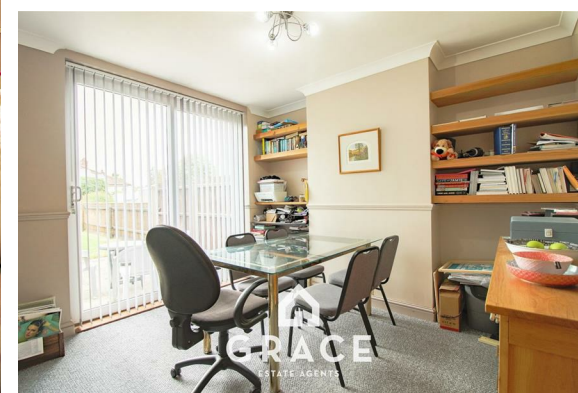
13'10" x 12'11" (4.22 x 3.94)
Double-glazed bay windows to front aspect, radiator, wood burning stove and wood style flooring.

Sitting/Dining Room

11'2" x 9'10" (3.41 x 3.01)
Double-glazed sliding patio door to rear aspect and radiator.

Kitchen

7'7" x 7'6" (2.32 x 2.30)
Matching eye and base level units with work tops over, one and a half bowl stainless steel sink with side drainer and mixer tap. Tiled splashback, tiled flooring, integrated electric oven, gas hob with extractor over, space for washing machine, fridge and freezer. Double-glazed window to the rear aspect, and double-glazed door opening out to the rear garden.






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First floor Landing

Double-glazed window to side aspect, loft access, and access to the bedrooms and bathroom.

Master Bedroom

16'7" x 10'10" (5.06 x 3.31)
Double-glazed bay windows to front aspect and radiator.

Bedroom Two

10'10" x 9'10" (3.31 x 3.02)
Double glazed window to rear aspect and radiator.

Bedroom Three

7'11" x 6'7" (2.43 x 2.02)
Double-glazed window to the front aspect and radiator.

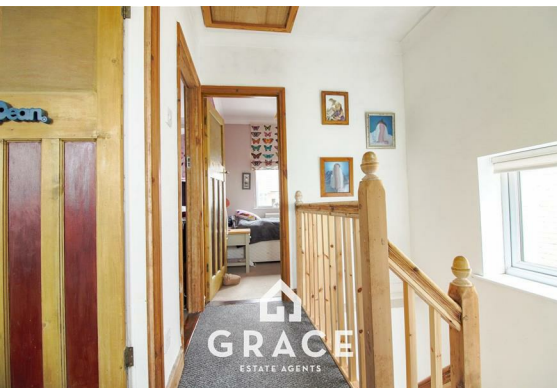
Bathroom

Low-level WC, hand wash basin, panelled bath with wall mounted shower, heated towel rail, laminate floor, tiled walls and double-glazed obscure window to rear aspect.

Outside

Patio from the rear of the property leading to lawn, fenced boundaries, wooden shed, detached garage with double doors.

Block pave to the front of the property, providing parking for two vehicles. Shared access to the rear of the property.




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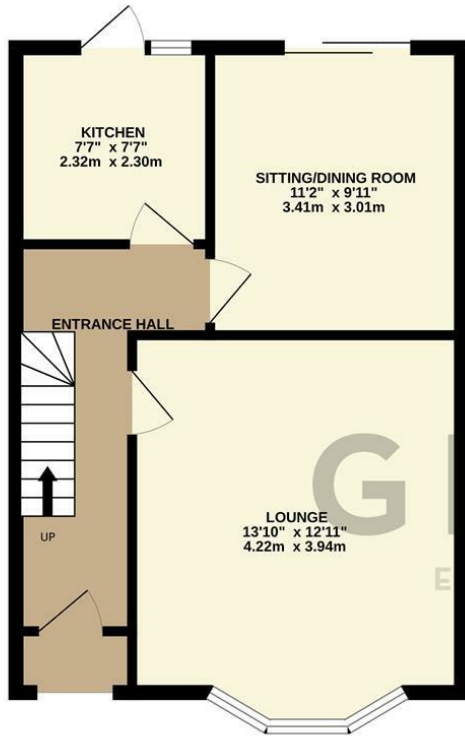



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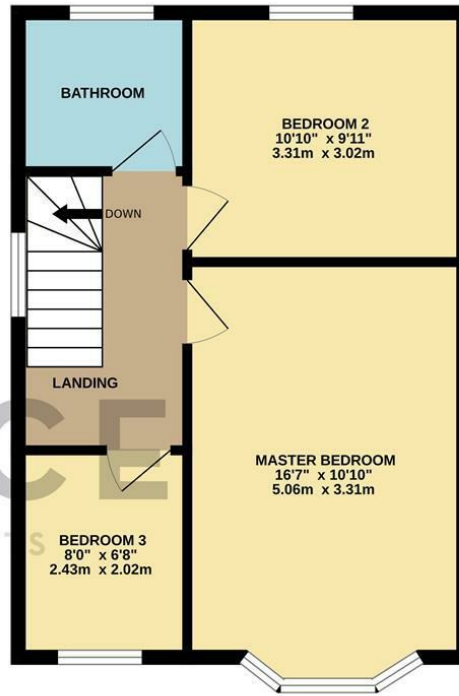



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GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



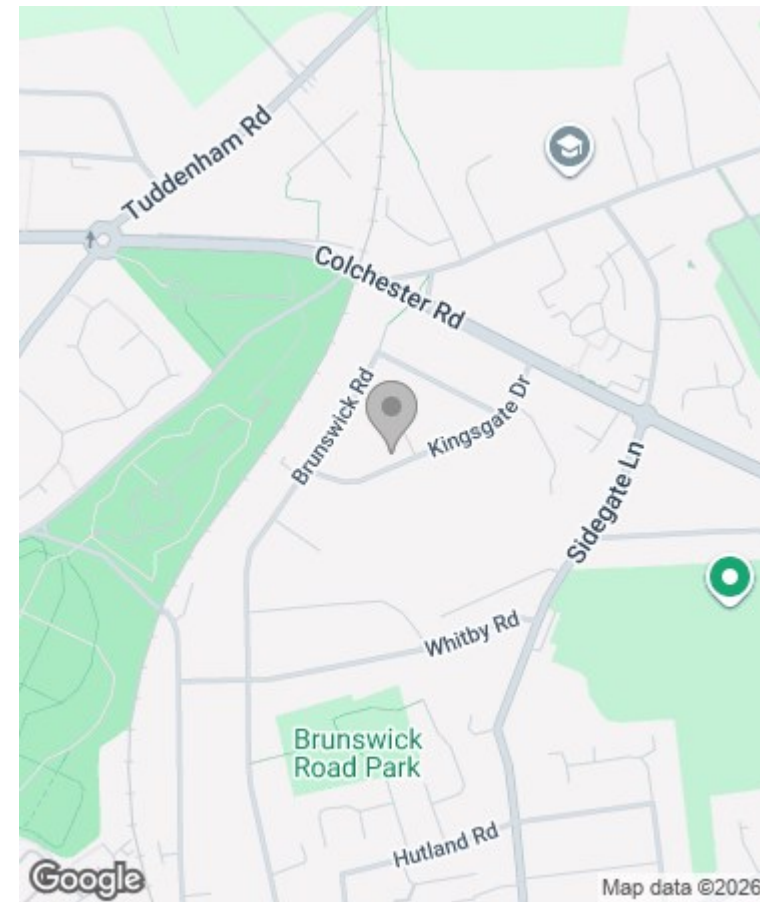
TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.

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			
		70	84
		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			
		EU Directive 2002/91/EC	