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GRACE

ESTATE AGENTS

Kingsgate Drive, Ipswich,  
£315,000

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GRACE ESTATE AGENTS are delighted to present this extended three bedroom semi-detached house with no onward chain.

Located in a sought-after residential area within the Northgate High School catchment, this well-presented and extended three bedroom semi-detached home offers spacious family living and a generous sized unoverlooked rear garden backing onto allotments.

The property also benefits from a first floor bathroom and a single garage. The property has just had new flooring throughout which presents beautifully.

This is the perfect opportunity for first time buyers or family's looking to move into the area, please reach out to the marketing agent to book a viewing.

### Entrance Hall

Double glazed door into entrance hallway, wood style flooring, radiator, access to the kitchen, lounge/diner and stairs to the first floor.

### Kitchen

7'5" x 16'0" (2.28 x 4.89)

Wood style flooring, double glazed window to front and side aspect, double glazed door to rear, wall mounted gas boiler, integrated oven, integrated hob with extractor over, tiled splash back, matching eye level and base units with work tops over, single bowl sink with mixer tap and side drainer.

### Lounge/Diner

9'10" x 19'1" (3.01 x 5.84)

Double glazed patio doors to rear aspect, wood style flooring, electric fire and radiator.

### Sitting Room

12'0" x 10'1" (3.68 x 3.09)

Double glazed bay window to front aspect, radiator, wood style flooring and electric fire.





### Master Bedroom

9'0" x 13'6" (2.75 x 4.14)

Double glazed bay windows to front aspect, radiator and built in storage cupboards.

### Bedroom Two

10'10" x 10'0" (3.31 x 3.05)

Radiator and double glazed window to rear aspect.

### Bedroom Three

6'8" x 8'0" (2.04 x 2.45)

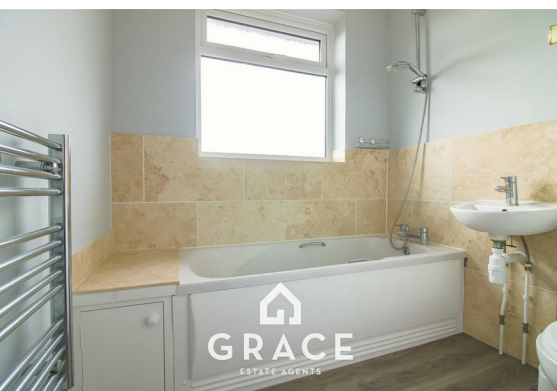
Double glazed window to rear aspect and radiator.



### Bathroom

6'7" x 5'11" (2.03 x 1.81)

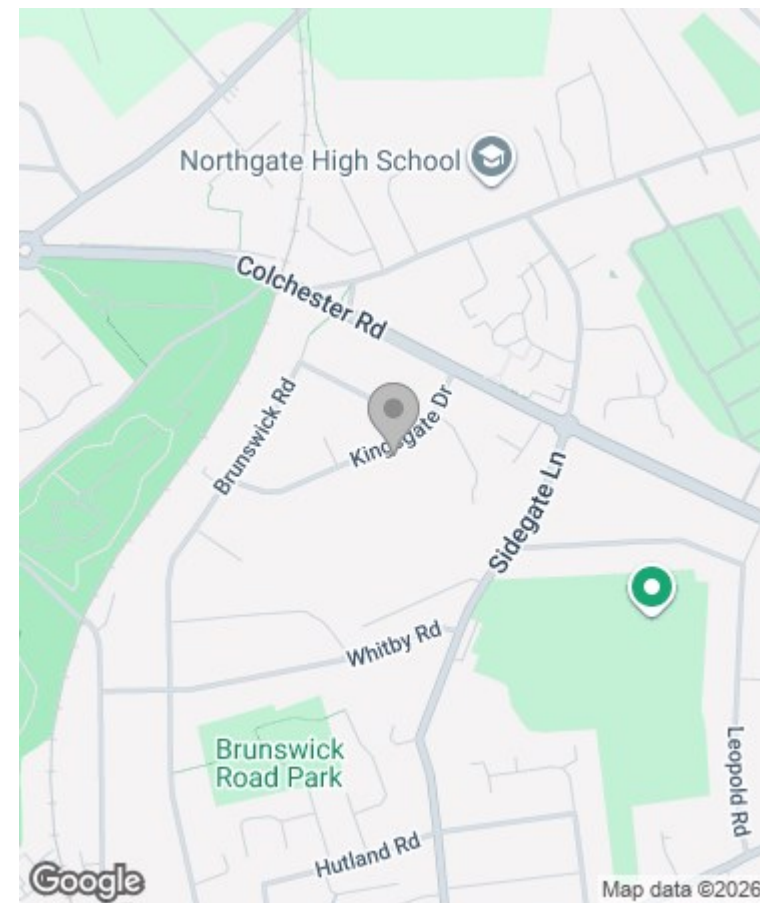
Heated towel rail, Wood style flooring flooring, tiled splash back, double glazed window to rear, panel bath with mixer taps, shower on riser rail, wall mounted hand wash basin with mixer taps and low level WC.



### Outside

Attractive lawned garden to front aspect with flowers and shrubs. Shared driveway to side leading to garage with an up and over door and access to rear garden. The rear garden has a patio area leading to a lawned area with fenced boundaries.





## 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.

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