

# KEYSTONE



Sprites Lane, Ipswich, IP2 0SE  
Offers In Excess Of £220,000

Semi-Detached House  
Lounge  
Family Bathroom  
Garden

Three Bedrooms  
Kitchen/Diner  
Driveway  
Cul-De-Sac Location

# Sprites Lane, Ipswich IP2 0SE

Nestled in a peaceful cul-de-sac on Sprites Lane, this charming semi-detached house offers a delightful family home. With three well-proportioned bedrooms, this property is perfect for those seeking space and comfort. The inviting reception room provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests.

The house boasts a practical layout, ensuring that every corner is utilised effectively. The driveway adds convenience, allowing for off-street parking, which is a valuable asset.

This home is perfect for families or anyone looking for a tranquil living environment while still being close to local amenities. The surrounding area offers a range of shops, schools, and parks, making it an ideal location for everyday living.



#### Front entrance door

Leading to porch with door to hallway and stairs to first floor and radiator.

#### Lounge

15'4 x 11'0

Window to front, two radiators and a built-in understairs cupboard.

#### Kitchen/Breakfast Room

12'2 x 9'3

Fitted with a range of base units and drawers with matching wall mounted cabinets, sink & drainer unit with tiled splashback, space for fridge/freezer and washing machine and space for oven, radiator and window & door to rear.

#### Bathroom

Fitted with panelled bath with shower over, pedestal wash basin, WC, tiled flooring and tiled walls, window to rear, window to side and radiator.

#### First Floor Landing

Window to front and built-in airing cupboard.

#### Bedroom 1

12'5 x 11'0

Window to front, radiator and laminate flooring.

#### Bedroom 2

9'1 x 8'8

Window to rear and radiator.

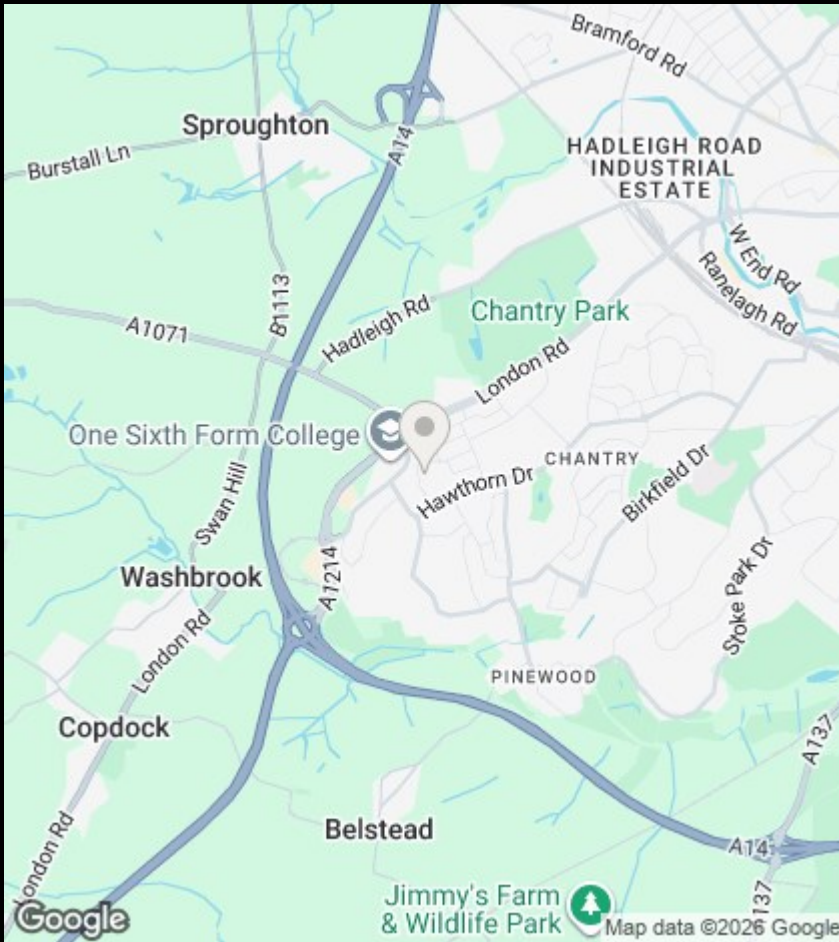
#### Bedroom 3

9'6 x 6'2

Window to rear and radiator.

#### Outside

To the front of the property there is a driveway that provides off road parking to the property. The rear garden is predominantly laid to lawn with brick built shed.



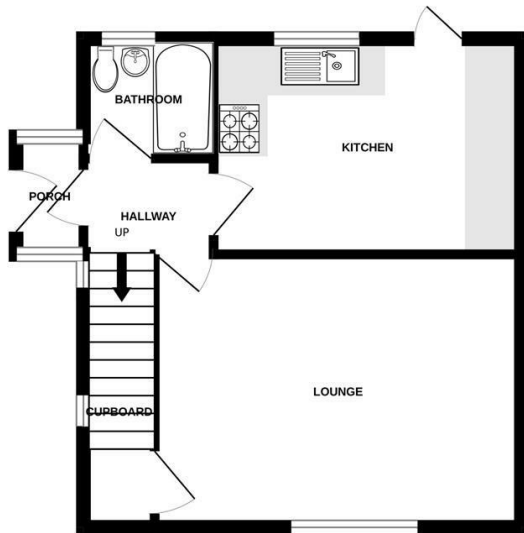
## Viewings

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

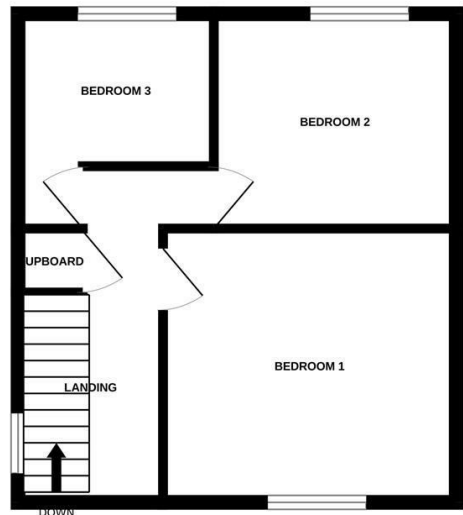
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</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



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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