

# KEYSTONE



Ascot Drive, Ipswich, IP3 9BY

£280,000

Semi-Detached House  
Lounge  
Extended Kitchen  
Driveway

Three Bedrooms  
Dining Room  
Bathroom  
Popular Location

# Ascot Drive, Ipswich IP3 9BY

Nestled in the desirable area of Ascot Drive, Ipswich, this charming semi-detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time.

The house features an extended Kitchen opening to a good size dining room which creates a fantastic social space. The layout of the home is designed to maximise both space and natural light, creating a warm and welcoming atmosphere throughout.

Situated in a friendly neighbourhood, this property benefits from its proximity to local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community. Ascot Drive is well-connected to public transport links, providing easy access to the wider Ipswich area and beyond.



### Entrance

Door leading to porch with door to hallway with stairs to first floor. There is also an understairs storage cupboard, radiator. and door to Lounge

### garden.

The rear garden is low maintenance and has artificial grass with patio area and summer house and covered gazebo.

### Lounge

13'1 x 10'7

With feature gas fireplace, radiator and bay window to front.

### Dining Room

11'6 x 10'2

The dining room has tiled flooring, window and door to rear, radiator and a wood burning stove.

### Kitchen

15'9 x 6'4

Fitted with a range of base units and drawers with matching wall mounted cabinets. There is a sink and drainer unit with tiled splashbacks., a built-in oven with hob and extractor over, space for washing machine, dishwasher, fridge freezer and space for another freezer. Tiled flooring, window to rear and door to side.

### First floor landing

With window to side and loft access.

### Bedroom 1

13'9 x 11'0

With bay window to front and radiator.

### Bedroom 2

11'8 x 10'2

Window to rear, radiator and built-in airing cupboard housing wall mounted boiler.

### Bedroom 3

8'5 x 5'7

Window to front and radiator.

### Bathroom

Fitted with panelled bath, pedestal wash basin, tiled splashbacks, heated towel rail and window to rear.

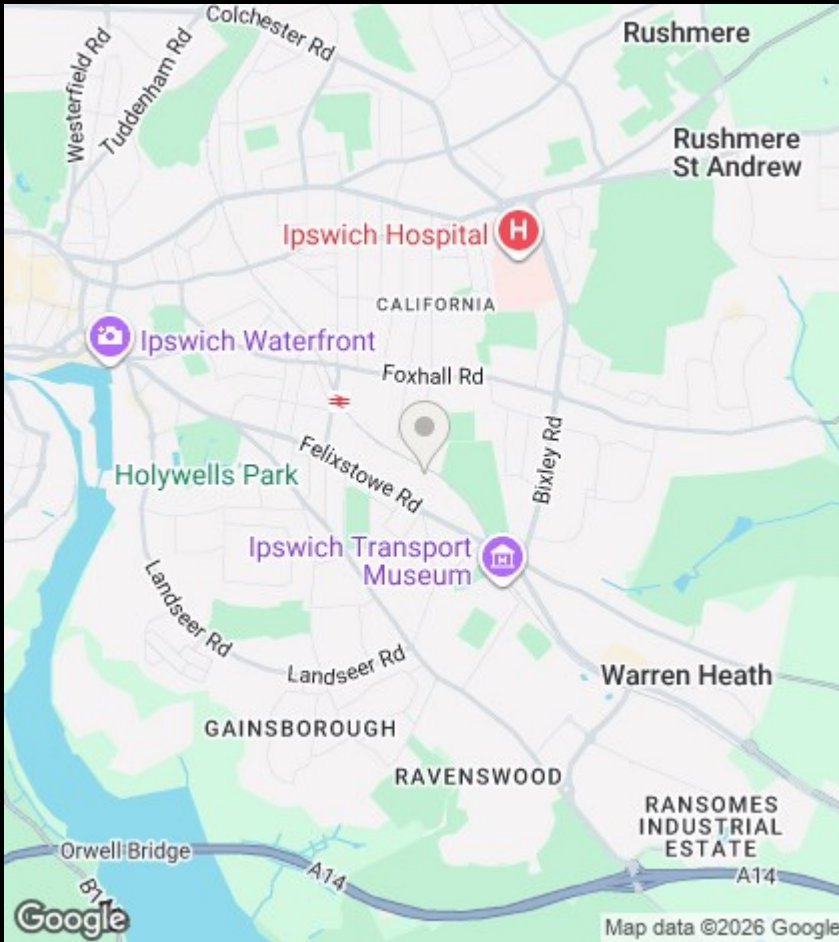
### WC

WC with window to side and radiator.

### Outside

To the front of property there is a gravelled driveway with steps leading to front door.

There is side access that leads to the rear



## Viewings

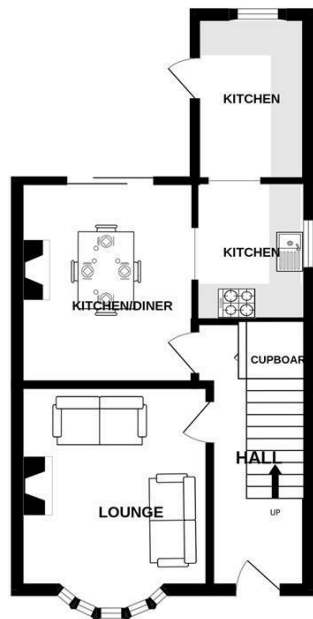
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

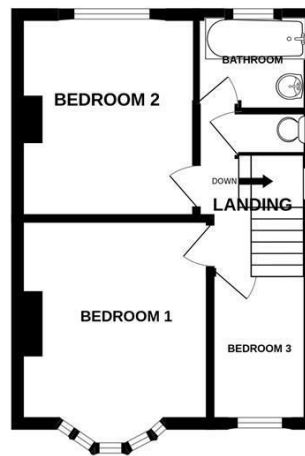
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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