



Main Road, Ipswich, Suffolk  
£290,000

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GRACE ESTATE AGENTS are delighted to present this three-bedroom end-terrace situated in the highly sought-after village of Somersham, this well-presented three-bedroom end-terrace home offers spacious and versatile accommodation, making it an excellent choice for families, first-time buyers, or those looking to enjoy village living.

The property features a generous living room, providing the perfect space for relaxing or entertaining, while the conservatory to the rear offers additional living space with views over the garden. A convenient downstairs cloakroom adds to the practicality of the home.

Upstairs, there are three well-proportioned bedrooms served by a modern family bathroom. Externally, the property benefits from a detached single garage and a useful wooden lean-to running along the side of the house, offering excellent storage or workshop potential.

Ideally positioned within easy walking distance of Somersham's range of local shops, amenities, schools, and village facilities, this fantastic home combines comfort, convenience, and a desirable location.

Early viewing is highly recommended to fully appreciate everything this property has to offer.

### Entrance Hall

Access to the cloakroom and kitchen.

### Cloakroom

Low level WC, hand wash basin with tiled splash back, radiator and tiled flooring.

### Kitchen

14'11" x 8'0" (4.57 x 2.44)

Double glazed window to front aspect, radiator, integrated dishwasher, double oven, hob with an extractor fan over. Matching eye level and base units with work tops over. Single bowl sink with side drainer and mixer tap. Tiled flooring and splash back.





### Living Room

14'11" x 14'11" (4.57 x 4.57)

Double glazed window to rear aspect, double glazed French doors to the conservatory, wood style flooring and stairs to the first floor.

### Conservatory

8'11" x 8'0" (2.74 x 2.44)

Double glazed Upvc windows and French doors. Wood style flooring and access to the rear garden.



### Master Bedroom

12'0" x 8'11" (3.66 x 2.74)

Double glazed window to front aspect, built in wardrobes and storage and radiator.

### Bedroom Two

10'11" x 8'11" (3.35 x 2.74)

Double glazed window to rear aspect, built in wardrobes and storage and radiator.

### Bedroom Three

7'1" x 5'11" (2.18 x 1.81)

Double glazed window to rear aspect and radiator.



### Bathroom

6'5" x 5'11" (1.97 x 1.81)

Double glazed windows to front aspect, heated towel rail, low level WC, hand wash basin, panelled bath with shower on riser rail, wood style flooring and tiled splash back.

### Outside

Patio from the rear of the property leading to a raised lawned area, wooden lean-to located at the side of the property. Fenced boundaries, access to the parking space and garage.



Front garden - parking to the front of the property, access to the rear where the allocated parking space and garage is located. Pathway leading to the footpath and a lawned area.

### Garage

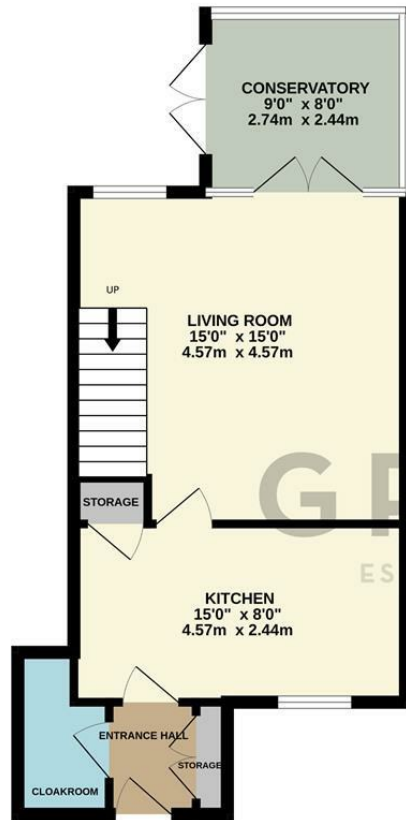
Detached single garage to the rear of the property accessible via an up and over door.

### EPC

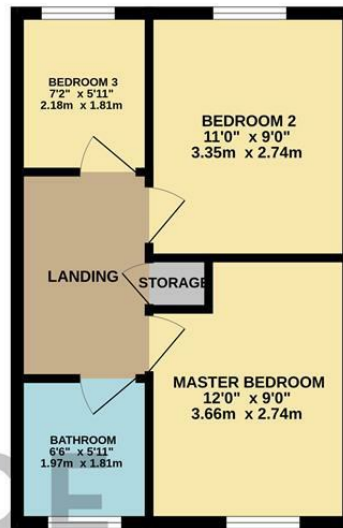
Ask marketing agent for EPC details.



GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.

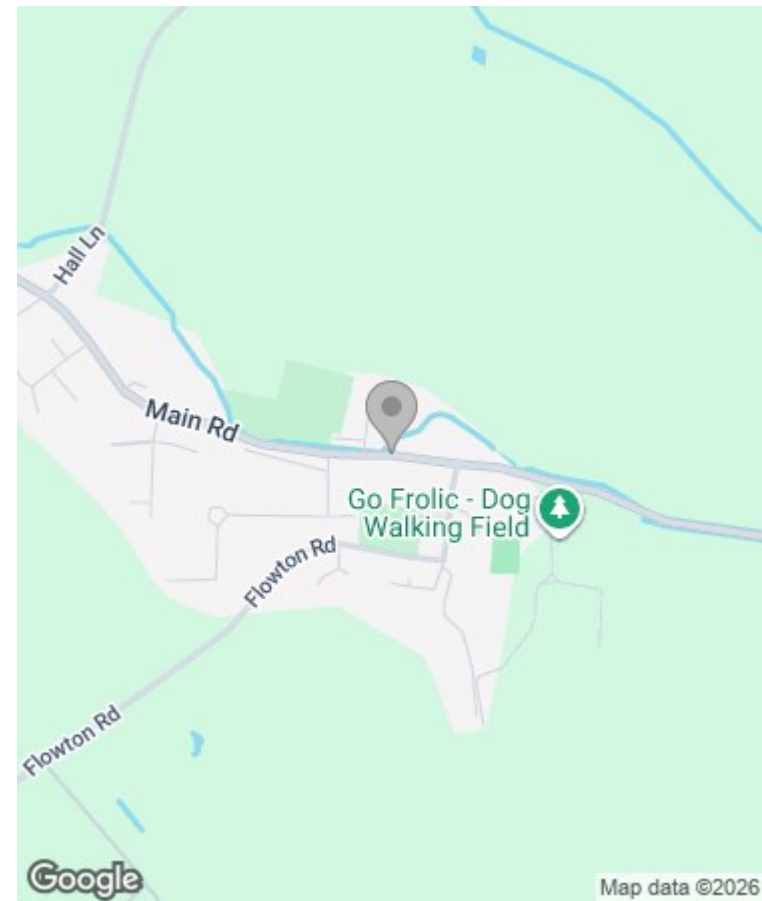


1ST FLOOR  
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.1 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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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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 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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