

oakheart



£250,000

Guide Price

Donegal Road, Ipswich

Situated in a popular residential location, this well presented THREE BEDROOM semi-detached home offers the perfect balance of modern living, generous room sizes and fantastic entertaining space both inside and out.

From the moment you step inside, the home feels bright, spacious and ready to move straight into. The impressive 16ft living room provides a stylish yet cosy setting to relax, whilst the standout kitchen/diner stretches across the rear of the property

and creates the true heart of the home. With modern fitted units, breakfast bar seating, space for dining and sliding doors opening directly onto the landscaped rear garden, this is a space perfectly designed for family life and entertaining alike.

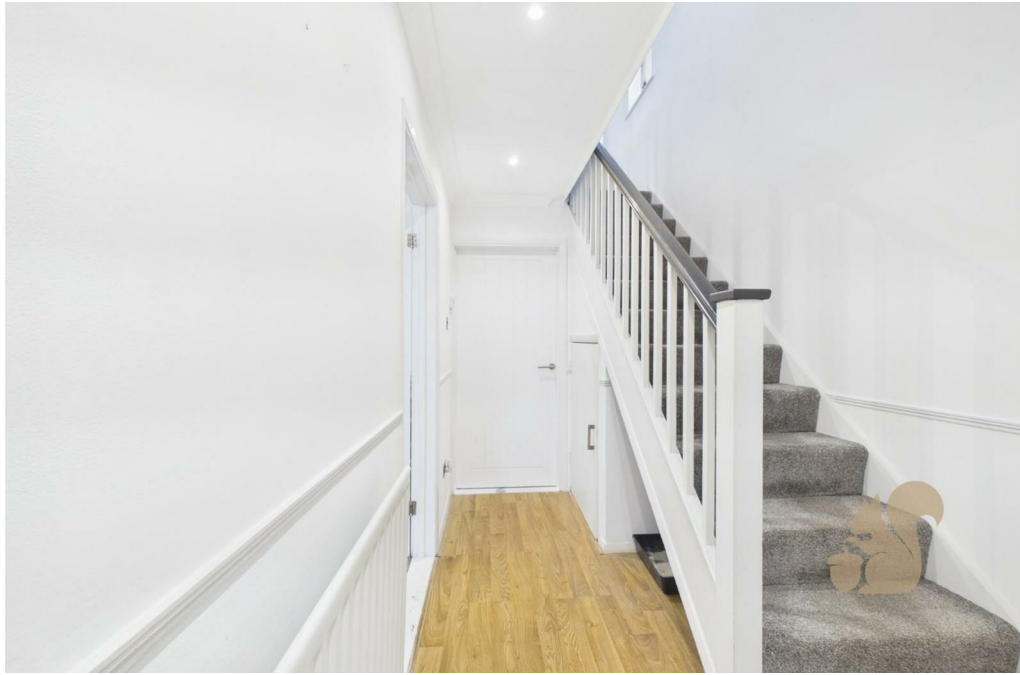
Upstairs, the property continues to impress with three well proportioned bedrooms, additional landing storage and a modern first floor bathroom suite finished in contemporary tiling.

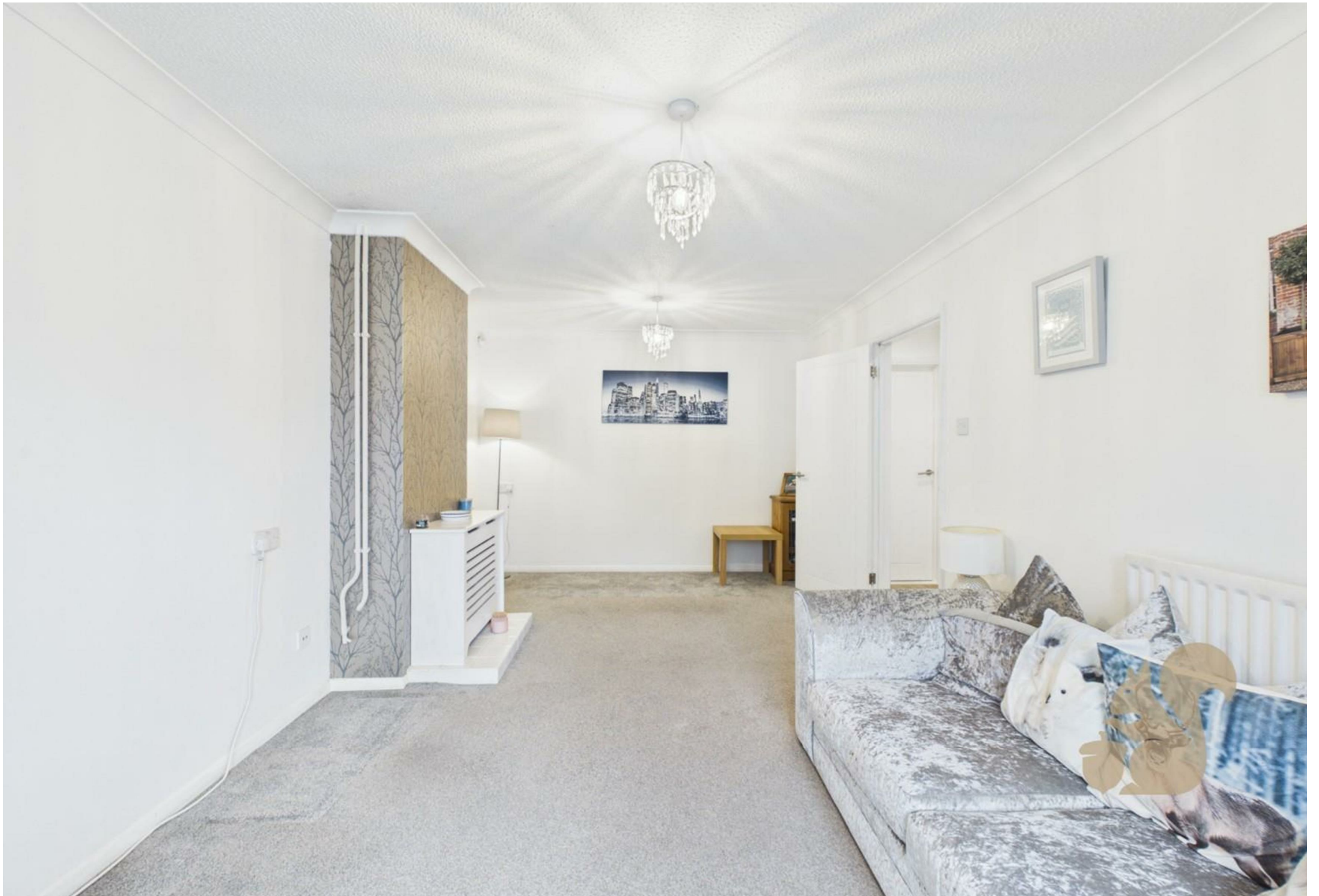
Outside, the landscaped rear garden has been thoughtfully designed with a large patio seating area, raised borders and a shed to the rear, creating a fantastic low-maintenance outdoor space to enjoy throughout the year. To the front, the property benefits from a driveway providing off-road parking alongside an attractive canopy porch entrance.

The vendors have already secured their onward purchase, helping towards a smoother moving process for prospective buyers.











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GLA[®]
 90.54 m²
 974.59 ft²

Total
 90.54 m²
 974.59 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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