

KEYSTONE



Sherrington Road, Ipswich, IP1 4HU

Offers In Excess Of £230,000

Semi-Detached House

Lounge

Kitchen

Garden

Garden Room

Three Bedrooms

Dining Room

Bathroom

Popular Location

Sherrington Road, Ipswich IP1 4HU

Situated in Sherrington Road, this beautifully presented semi-detached family home offers a perfect blend of comfort and style, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests.

The three good-sized bedrooms provide ample space for family living, ensuring everyone has their own space. The generous kitchen is a standout feature, offering plenty of room for culinary creativity and family gatherings.

This delightful home is not only well-appointed but also situated in a desirable location, making it an excellent choice for families seeking a welcoming environment. With its thoughtful layout and inviting atmosphere, this property is sure to impress those looking for a new place to call home. Don't miss the opportunity to view this exceptional property.



Front Entrance

Door leading to hallway with laminate flooring, radiator and stairs to first floor.

Lounge

12'7 x 11'11

With bay window to front, laminate flooring and radiator.

Dining Room

11'6 x 10'9

With window to rear, radiator and a built-in understairs storage cupboard.

Kitchen

15'5 x 8'8

Fitted with a range of base units and drawers with matching wall mounted cabinets, a 1.5 bowl sink and drainer unit and a built-in cooker with extractor over, space for a fridge freezer, tumble dryer and washing machine. wall mounted boiler, window to rear, window and door to side.

Landing

With loft access with ladder and built in storage cupboard.

Bedroom 1

14'6 x 13'2

Bay window to front and radiator.

Bedroom 2

11'11 x 9'3

Window to rear and radiator

Bedroom 3

8'8 x 8'8

Window to rear and radiator

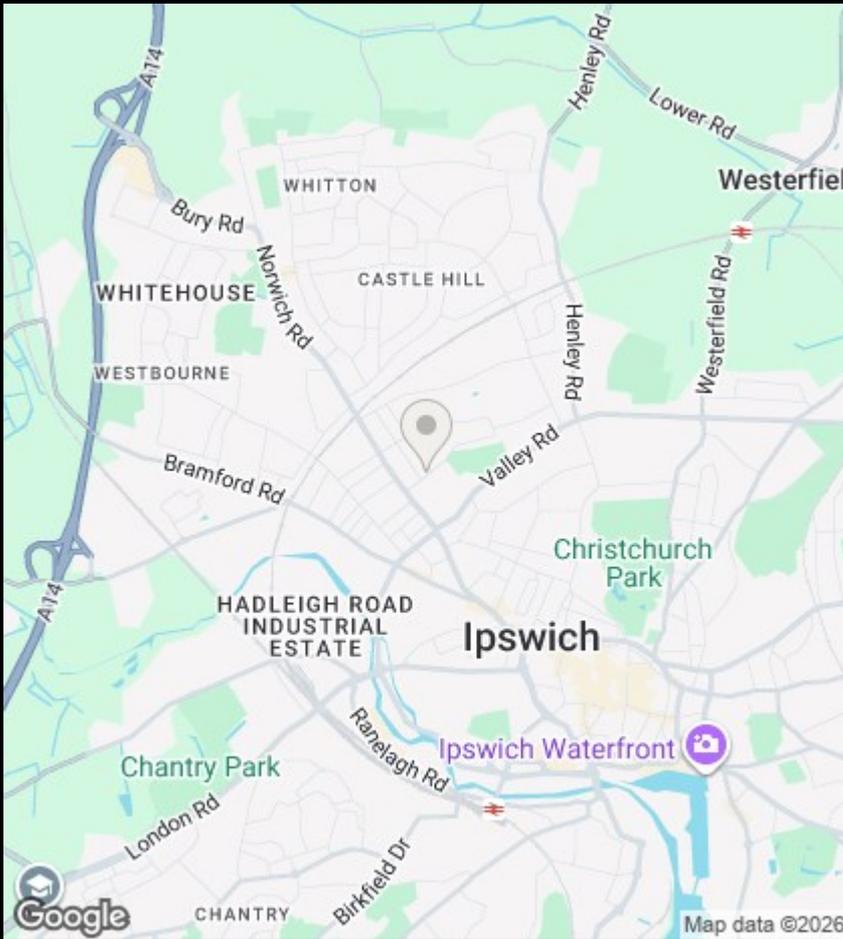
Bathroom

Fitted with a suite comprising of panelled bath with shower over, tiled splashbacks, WC, vanity inset sink and window to side.

Outside

To the front of the property there is an enclosed garden.

The rear garden is laid to lawn with a raised decking area. The property benefits from side access, there is a log cabin to rear, with power light connected and patio area and raised flower beds.



Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

