

# KEYSTONE



The Chestnuts, Ipswich, IP2 9TB

£350,000

Detached House  
Lounge/Diner  
Cloakroom  
Garden Room  
Driveway & Garage

Four Bedrooms  
Spacious Entrance Hall  
Kitchen  
Family Bathroom  
Cul-De-Sac Location

# The Chestnuts, Ipswich IP2 9TB

Nestled in the charming cul-de-sac of The Chestnuts, this delightful detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting two generous reception rooms, this property offers ample space for both relaxation and entertaining. The four well-proportioned bedrooms provide plenty of room for family members or guests, ensuring everyone has their own private sanctuary.

The property is situated in a popular family location, making it ideal for those looking to settle in a friendly community with access to local amenities and schools and is offered with NO ONWARD CHAIN.

While the house is in need of light refurbishment, this presents a wonderful chance for new owners to personalise the space and truly make it their own. Whether you envision modernising the interiors or simply refreshing the decor, the potential here is significant.

This property is not just a house; it is a place where memories can be made and cherished. If you are looking for a family home with great potential in a sought-after area, this could be the perfect fit for you. Don't miss the opportunity to view this charming residence and explore the possibilities it holds.



#### Front entrance door

12'1 x 9'9

Leading to a spacious entrance with stairs to first floor, window to front and radiator.

#### Lounge/Diner

26'5 x 11'9

Window to front, window to rear and two radiators.

#### Kitchen

11'4 x 8'8

Fitted with a range of base units and drawers with matching wall mounted cabinets, a sink & drainer unit with tiled splashback, a built in oven with hob and extractor over and space for a washing machine. There is also a wall mounted boiler, window to rear and space for a fridge/freezer.

#### Garden Room

9'7 x 14'1

With windows side and rear.

#### Cloakroom

Fitted with WC, handbasin and window to side.

#### First floor landing

With loft access and built-in airing cupboard.

#### Bedroom 1

11'8 x 11'9

Window to rear, radiator and built-in wardrobe.

#### Bedroom 2

14'6 x 8'8

Window to front, radiator and built-in wardrobe.

#### Bedroom 3

10'0 x 9'0

Window to rear, radiator and built-in wardrobe.

#### Bedroom 4

9'0 x 7'5

Window to front, radiator and built-in wardrobe.

#### Bathroom

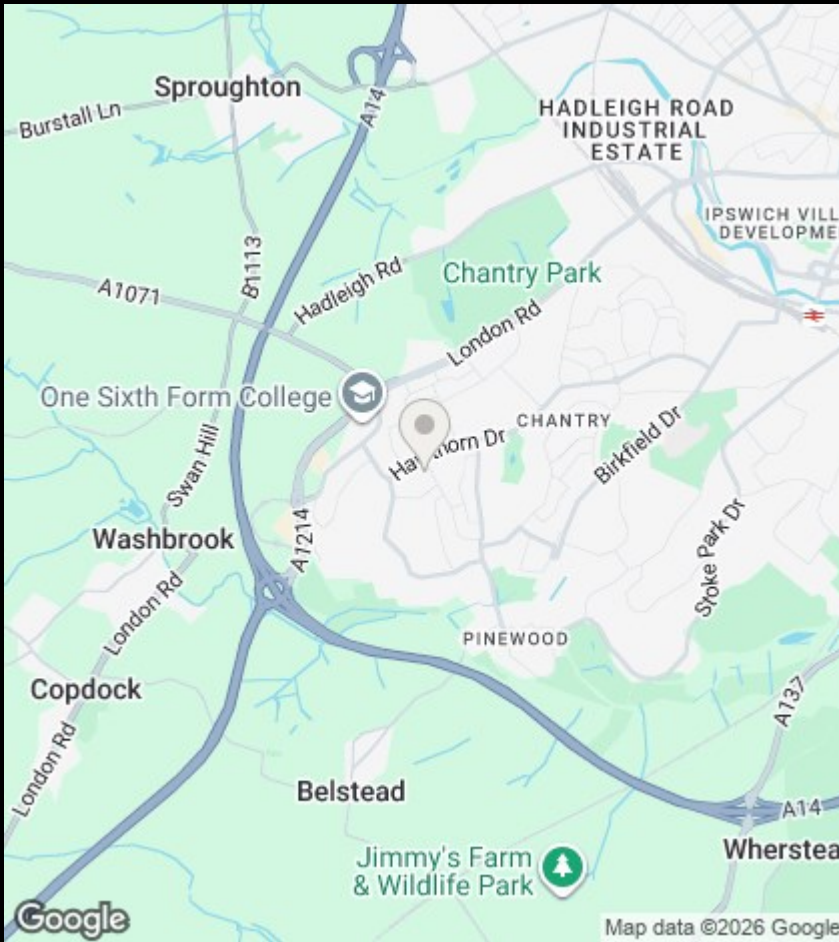
Fitted with a suite comprising of panel bath, wc, hand basin and window to side.

#### Garage

Fitted with an up and over door, power and light connected. The garage opens up into the garden room but also could be separated to provide further living accommodation.

#### Outside

To the front of the property there is a driveway that provides off road parking for the property. The rear garden is enclosed and predominantly laid to lawn with mature hedging and patio area.



## Viewings

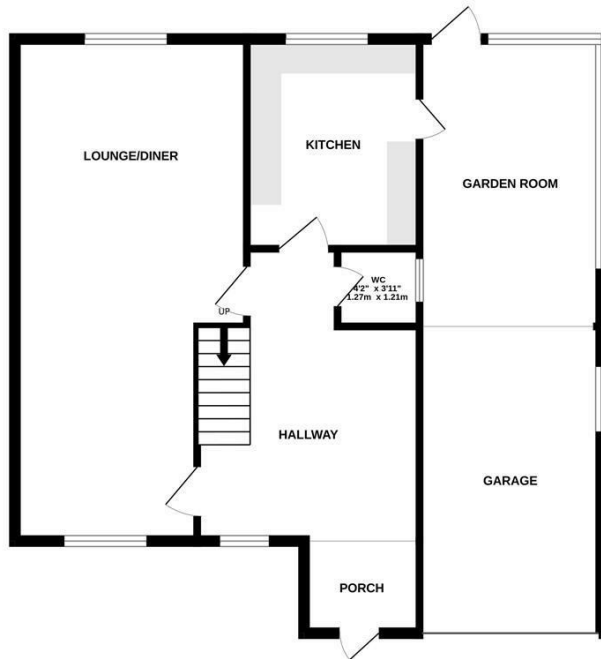
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

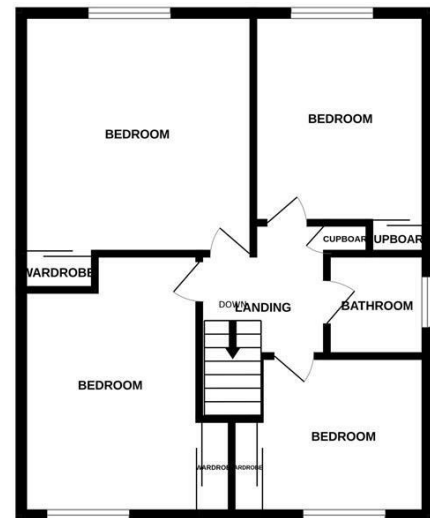
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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