

# KEYSTONE



Plover Road, Ipswich, IP2 9NB  
Offers In Excess Of £230,000

Semi-Detached House  
Lounge  
Bathroom  
Popular Location

Three Bedrooms  
Kitchen/Diner  
Driveway & Garden  
Immaculate Throughout

# Plover Road, Ipswich IP2 9NB

Nestled in the sought-after area of Plover Road, this immaculate semi-detached house presents an excellent opportunity for families and professionals alike. With its charming exterior and well-maintained interior, this property is sure to impress.

Upon entering, you will find two spacious reception rooms that offer versatile living spaces, perfect for entertaining guests or enjoying quiet family evenings. The natural light that floods these rooms creates a warm and inviting atmosphere. The house boasts three well-proportioned bedrooms, providing ample space for rest and relaxation.

The bathroom is thoughtfully designed, ensuring both functionality and comfort for daily routines. The property also features a convenient driveway, allowing for easy parking and additional storage options.

Situated in a popular location, this home benefits from close proximity to local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community. With its blend of modern living and traditional charm, this semi-detached house on Plover Road is a must-see for anyone looking to settle in Ipswich. Don't miss the chance to make this delightful property your new home.



### Front entrance

Leading to porch with door to hallway, laminate flooring, radiator and stairs to first floor.

### Lounge

15'4 x 10'9

With two windows to front, laminate flooring, radiator, and a built-in understairs cupboard.

### Kitchen

12'3 x 9'1

Fitted with a range of base units and drawers with matching wall mounted cabinets, a built-in oven and hob with tiled splash back and sink and drainer unit, space for a washing machine and fridge/freezer, window and door to rear and radiator.

### Bathroom

Fitted with suite comprising of a panelled bath with electric shower over, WC, a pedestal wash basin, tiled walls, window to the rear and side and radiator.

### First Floor

Landing with window to front, radiator and a built-in airing cupboard with wall mounted boiler.

### Bedroom 1

12'4 x 11'0

Window to front and radiator.

### Bedroom 2

9'2 x 8'9

Window to rear and radiator.

### Bedroom 3

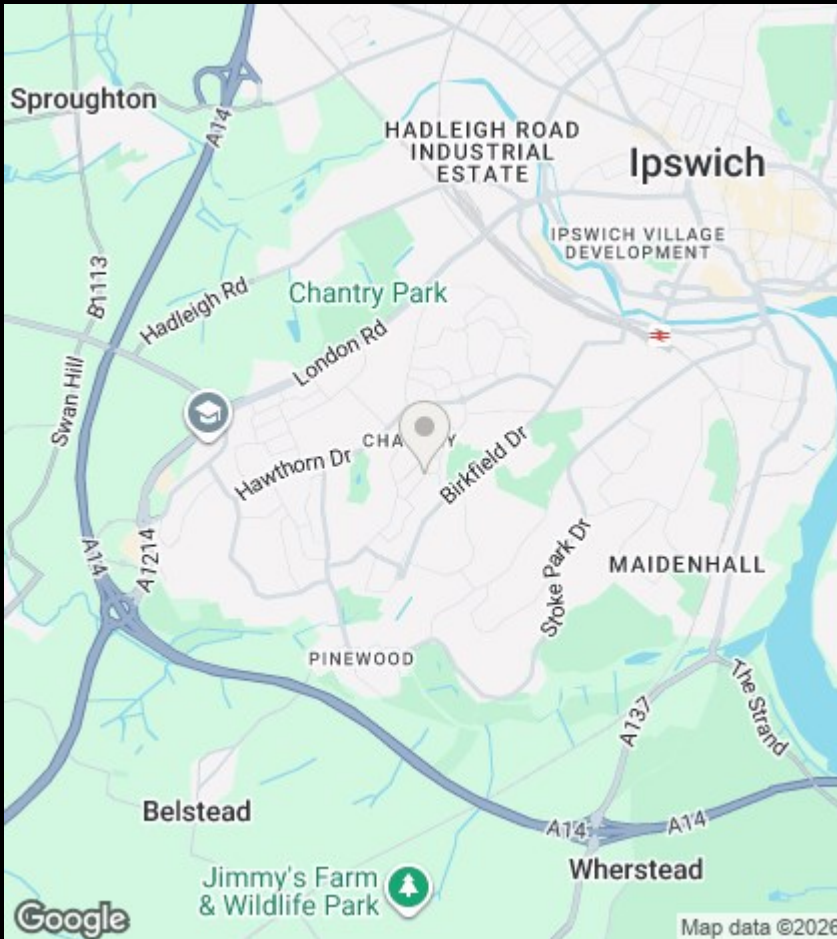
9'6 x 6'2

Window to rear and radiator.

### Outside

To the front of the property there is a block paved driveway that provides off road parking.

The rear garden is predominantly laid to lawn with a patio area and brick built shed with a gate to the side.



## Viewings

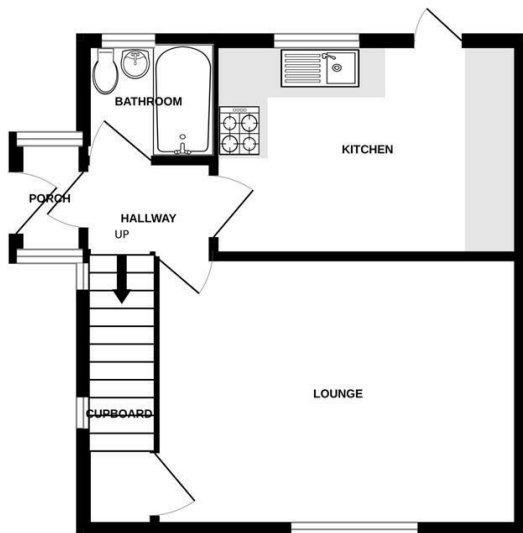
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

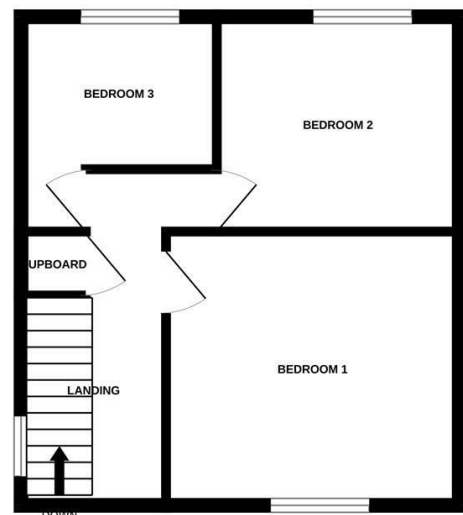
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 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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