

KEYSTONE



Worcester Road, Ipswich, IP3 0RS

Offers In Excess Of £260,000

Extended Semi-Detached House

Lounge

Kitchen

Play Room

Cloakroom

Three Bedrooms

Dining Room

Conservatory

Study/Walk In Store Room

Ample Off Road Parking

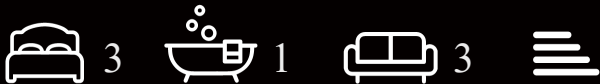
Worcester Road, Ipswich IP3 0RS

Nestled in the sought-after area of Worcester Road, this charming extended semi-detached house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The three bedrooms provide comfortable accommodation, making it ideal for those looking to settle down in a welcoming environment.

The property features a well-appointed bathroom, ensuring convenience for all residents. One of the standout attributes of this home is the ample off-road parking available, a valuable asset in this popular location.

With local amenities, schools, and parks within easy reach, this property is perfectly positioned to cater to the needs of modern living.

In summary, this extended three-bedroom semi-detached house on Worcester Road is a fantastic opportunity for anyone looking to make a home in Ipswich. With its generous living space and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this delightful property.



Front entrance door
leading to hallway with radiator, stairs to first floor and built-in understairs cupboard

Lounge
12'6 x 10'7
French doors to rear and radiator.

Dining Room
8'2 x 7'2
Window to rear and radiator.

Play Room
10'4 x 7'8
Window to rear and radiator.

Study/Walk-In-Store
7'8 x 4'6

Conservatory
18'2 x 9'8
With windows to rear and windows to side,
French doors to side

Kitchen
10'7 x 6'5
Fitted with a range of base units a drawers with matching wall mounted cabinets, 1.5 bowl sink & drainer unit with tiled splashbacks, built-in hob with oven and extractor over, space for fridge/freezer, space for washing machine, wall mounted boiler and window to front.

Cloakroom
Fitted with WC, handbasin and tiled splashback, radiator, tiled flooring and window to front.

First Floor
Landing with loft access and built-in airing cupboard.

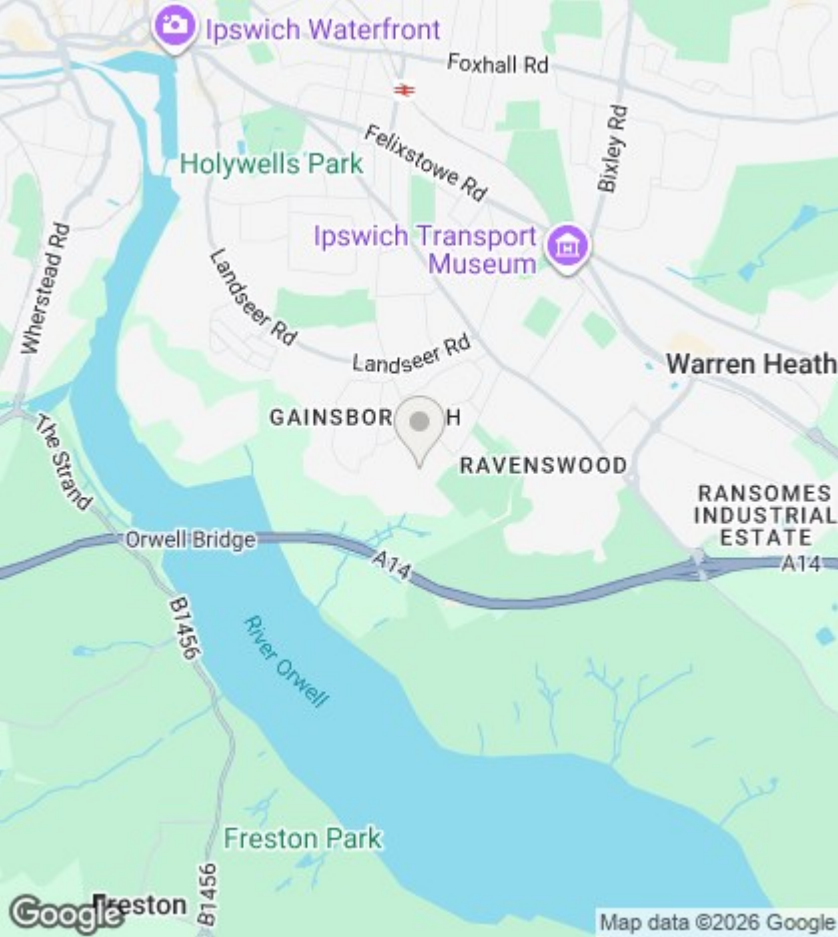
Bedroom 1
10'7 x 10'7
Window to rear and radiator.

Bedroom 2
8'8 x 8'2
Window to front and radiator.

Bedroom 3
8'3 x 7'2
Window to rear and radiator.

Bathroom
Fitted with suite comprising 'P' bath with shower over, tiled splashbacks, WC, vanity inset sink with storage below, heated towel rail and window to front.

Outside
To the front of the property there is an open plan garden laid to lawn and generous driveway.
The rear garden is predominantly laid to lawn with raised deck area and large storage shed to side.



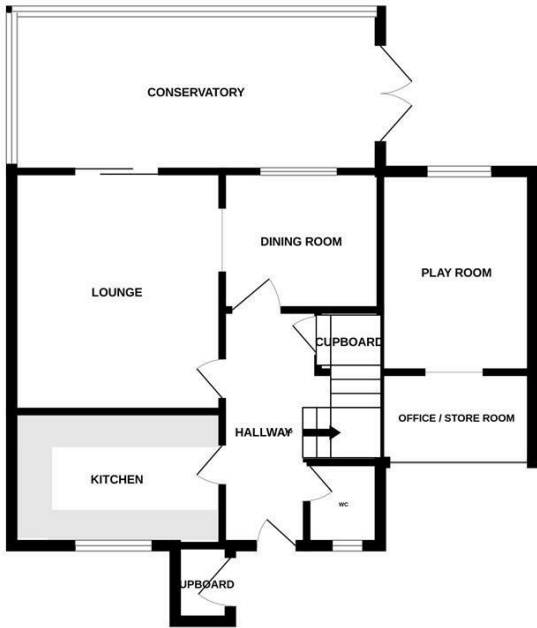
Viewings

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

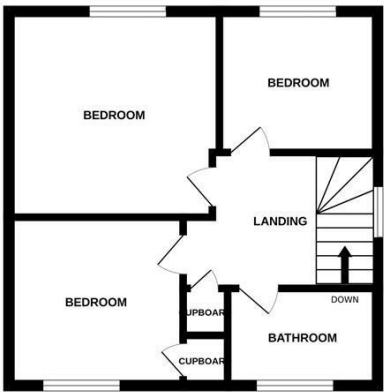
EPC Rating:

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		
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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