



CORNERSTONE  
RESIDENTIAL ESTATE AGENTS

RADCLIFFE DRIVE, IPSWICH, IP2 9QU

TENURE : FREEHOLD

GUIDE PRICE £325,000

- South west Ipswich
- Extended Semi-Detached Home
- Three Double Bedrooms
- En-Suite & Family Bathroom
- Gas C/H & UPVC D/G
- No Chain

# THE ACCOMMODATION



## Entrance Hall

With stairs to the first floor and a door to the...

## Kitchen/Dining Area $5.27m \times 2.86m$ (17' 3" x 9' 5")

Plus an area of  $2.53m \times 2.12m$  (8' 4" x 6' 11"). Fitted with a range of wall and base units, work surface with inset stainless steel sink/drainer, electric cooking point, cooker hood, plumbing for dishwasher,

## Conservatory $5.25m \times 2.39m$ (17' 3" x 7' 10")

(Extending to  $3.64m/11'11"$  Max) With double doors to the garden.

## Utility Room $4.15m \times 1.60m$ (13' 7" x 5' 3")

(Irregular shape room) Fitted with a range of cabinets, work surface and inset sink unit, with plumbing for a washing machine, a door to the rear garden and to the...

## Cloakroom

Fitted with a WC and wash basin.

## First Floor Landing

With doors to...

## Bedroom One & En-Suite $5.75m \times 3.49m$ (18' 10" x 11' 5")

(Bedroom measurement only) A large double bedroom with window to rear and an En-Suite Shower Room fitted with a shower enclosure, WC and wash basin.



## Bedroom Two $3.47m \times 3.15m$ (11' 5" x 10' 4")

With window to front aspect.

## Study Area $2.58m \times 2.41m$ (8' 6" x 7' 11")

A useful working space with window to front aspect, and a staircase leading to...

## Bedroom Three $5.67m \times 3.51m$ (18' 7" x 11' 6")

(With some restricted head-height to eaves) A fantastic additional bedroom with window to rear aspect.

## Outside

To the front of the property is a garden with lawn and planting bed, a block-paved driveway providing off-road parking and access to the garage, which has power and light connected. Access to the garden is through the garage and has a patio area, lawn, planting beds and further shingled seating area.

## Agents Note

The property is currently being let on a short-term month-to-month arrangement. We will have to make viewing appointments via a third party.



## THE PROPERTY & LOCATION

A heavily extended semi-detached home with generous accommodation over three floors in a popular location to the south west of Ipswich. The property offers over 1520 square feet (141 Sq M) of flexible living space, comprising an entrance hall, living room, kitchen/diner, conservatory, utility room, cloakroom, three double bedrooms, a study area, an en-suite shower room and a family bathroom. There's a garage, driveway, and no onward chain.

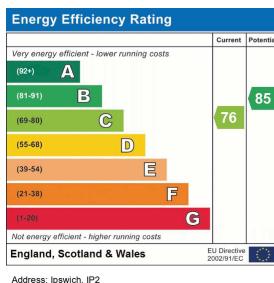
Ipswich is the county town of Suffolk and offers all the amenities one would expect, including a huge range of shopping, leisure, educational and recreational facilities. There's a bustling waterfront area with restaurants, shops and the University of Suffolk. The area to the south west of Ipswich offers convenient access to the town centre, to the A12/A14 trunk road, and the railway station with direct link to London, Liverpool St.



TO ARRANGE A VIEWING OF THIS PROPERTY OR  
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



## Council Tax Banding : C

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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## Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given