

KEYSTONE



Grove Lane, Ipswich, IP4 1NY

£250,000

Semi-Detached House
Lounge
Kitchen/Breakfast Room
First Floor Shower Room

Three Bedrooms
Dining Room
Cloakroom
Popular Location

Grove Lane, Ipswich IP4 1NY

Nestled on the charming Grove Lane, this delightful semi-detached house offers a perfect blend of period elegance and modern convenience. With three well-proportioned bedrooms and an additional dressing/cot room this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

As you step inside, you will be greeted by a wealth of period features that add character and charm to the home. High ceilings, original fireplaces, and intricate mouldings are just a few of the delightful details that make this property truly special. The semi-detached design ensures a sense of privacy while still being part of a friendly community.

Situated close to the town centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities, making daily life both convenient and enjoyable. The location also offers excellent transport links, ensuring that commuting to nearby areas is a breeze.

This period semi-detached house is not just a home; it is a lifestyle choice, combining the best of both worlds with its historical charm and modern accessibility. Whether you are looking to settle down or invest in a property with character, this home on Grove Lane is certainly worth considering.



Front entrance door

Leading to entrance hall with radiator and stairs to first floor, built-in storage cupboard and tiled flooring.

leads to the rear of the property.

The rear garden is laid to patio and raised decking area with mature hedging. There is also a timber summer house to the rear.

Lounge

12'6 x 11'1

Bay window to front, cast-iron feature fireplace, radiator and wood flooring.

Dining Room

12'1 x 10'7

French doors to rear, feature cast-iron fireplace and wood flooring .

Kitchen/Breakfast Room

22'2 x 8'9

Fitted with a range of base units and drawers and free standing units, range cooker, wall mounted boiler, butler sink with tiled splashback, fridge/freezer and washing machine. two windows to side, French doors to rear and a radiator.

Cloakroom

Fitted with WC, hand basin with tiled splashback, wood flooring and window to side.

First Floor

Landing with built-in storage cupboard and loft hatch.

Bedroom 1

11'3 x 16'4

Two windows to front, feature cast-iron fireplace and radiator.

Bedroom 2

12'1 x 10'7

Window to rear, radiator, a cast-iron fireplace and wood flooring.

Bedroom 3

9'3 x 6'5

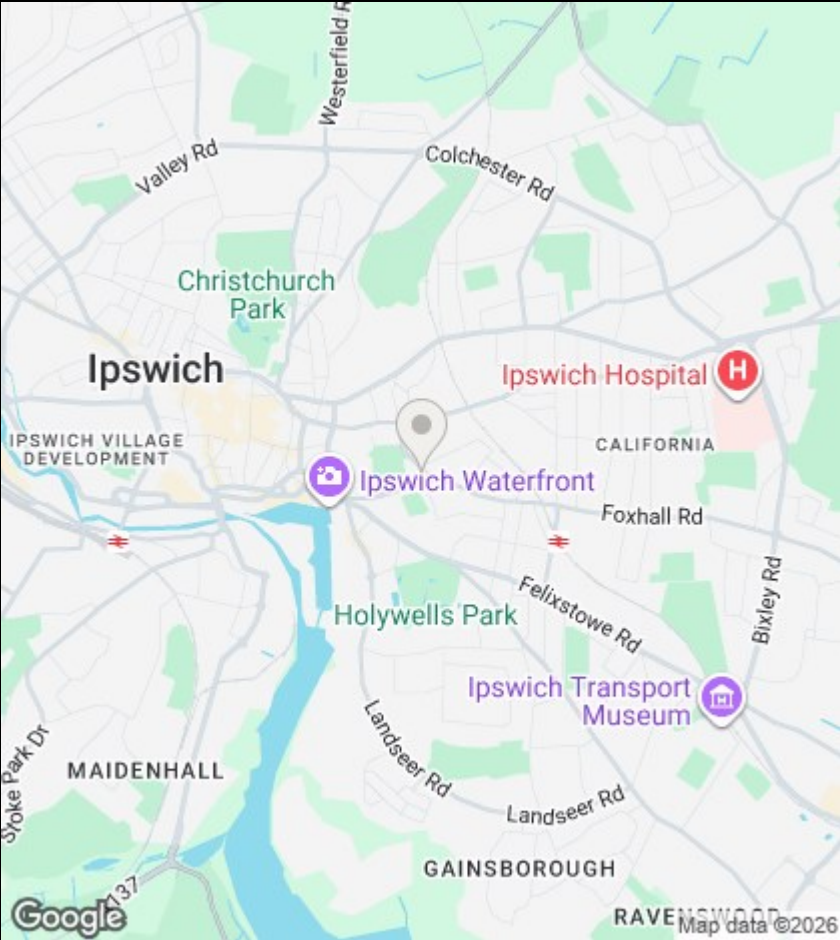
Window to rear and radiator.

Wet Room

Fitted with an electric shower, WC, handbasin, heated towel rail, tiled walls and window to side.

Outside

To the front of the property there is an enclosed front garden with side access that



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		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

