



Kempton Road, Ipswich, IP1 6QY

welcome to

Kempton Road, Ipswich

This beautifully presented, substantially improved and extended, semi-detached home offers three bedrooms, a spacious open-plan lounge/dining room, a ground floor WC, a modern family bathroom, a garage and off street parking.

Property Information:

The accommodation comprises an entrance porch, welcoming hallway, open-plan lounge and dining room, fitted kitchen, ground floor WC, three bedrooms and a family bathroom. Oak internal doors feature throughout, while the property benefits from extensive modernisation, including a full electrical rewire, replastering to the majority of the home, new radiators throughout, annual boiler servicing, a modern downstairs WC, a fully insulated and boarded loft with easy-access ladder and a spacious walk-in over-stairs storage cupboard, providing valuable additional storage space.

Externally, the property continues to impress. The front of the property provides generous driveway parking for approximately 3-4 vehicles, in addition to the garage. The rear garden has been thoughtfully landscaped and features a recently installed patio seating area, new fencing to all boundaries, external water supply, external power socket, greenhouse, shed and additional storage areas, including dedicated bike and chair stores. The greenhouse has been enhanced with a rainwater collection system, feeding a dedicated watering tap, providing an environmentally friendly water supply for gardening. It also benefits from an automatic temperature-controlled roof vent which opens and closes as required to help maintain optimal growing conditions throughout the year.

Further benefits include power supplies to both the shed and garage, with the shed also benefiting from lighting and electrical sockets, making these spaces ideal for storage, hobbies or workshop use.

One of the property's standout features is its exceptionally private setting. Backing directly onto school grounds rather than neighbouring homes, the rear garden enjoys a peaceful outlook with no residential properties overlooking, creating a wonderful sense of privacy rarely found in similar properties.

Entrance Porch

Tiled effect flooring and double glazed window to the front.

Downstairs W C

Wood effect flooring, vanity sink with tiled splashback and low level WC.

Entrance Hall

Dark oak wood effect flooring, double glazed window to the side, an original staircase up to the first floor and one radiator.

Dining Room

Dark oak wood effect flooring, an oak door, double glazed window to the side, one radiator, an open fireplace and two open archways leading to the lounge.

Lounge

Dark oak wood effect flooring, double glazed window to the rear, French doors to the garden, one radiator, two open archways leading to the dining room and TV point.

Kitchen

Tiled effect flooring, double glazed window to the front, eye and base level units in oak wood effect with black marble effect worktop surfaces, space for all appliances, grey tiled splashback, spotlights and a stainless steel one and a half bowl sink plus drainer and chrome mixer tap.

First Floor Landing

Wood effect flooring, a storage cupboard and a fully insulated and boarded loft, with easy-access ladder.

Master Bedroom

Herringbone, dark oak effect flooring, one radiator, double glazed window to the rear and built in wardrobes.

Bedroom Two

Carpet flooring, one radiator and double glazed windows to the rear.

Bedroom Three

Wood effect flooring, one radiator and double glazed window to the rear.

Bathroom

Cream marble effect flooring, a heated towel rail, double glazed window to the front, enclosed WC, vanity sink, spotlights, extractor fan and a bath with overhead shower and glass screen.

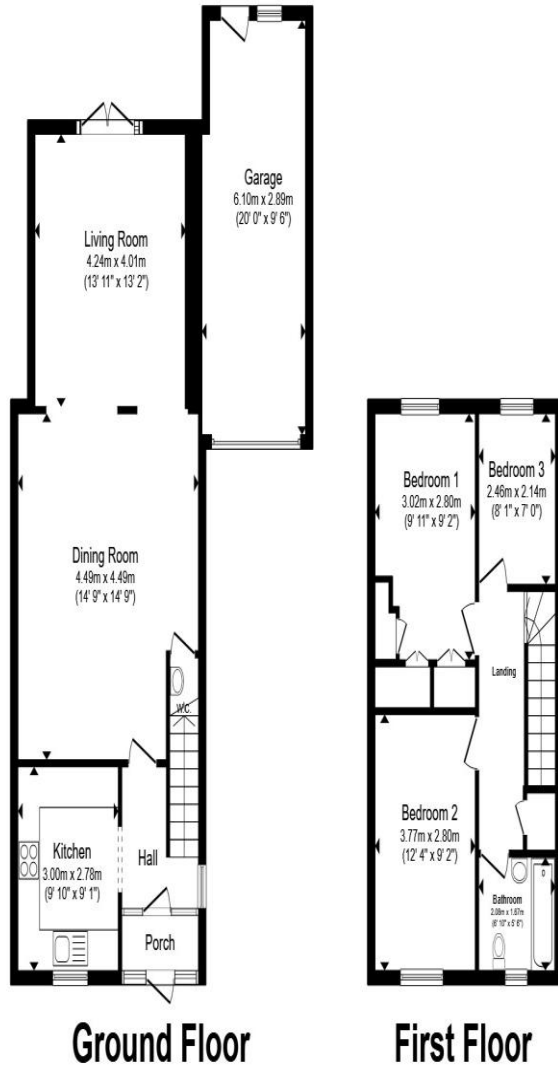
Outside:

Front Garden

A driveway providing off street parking for 3-4 vehicles and a pathway leading to the garage.

Rear Garden

Beautifully landscaped rear garden with a raised patio seating area, steps down to a lawned area, a flower bed border, raised flower beds, shrubs, fully enclosed border, a greenhouse and a shed.



Total floor area 119.1 m² (1,282 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Kempton Road,
Ipswich

- Extended, three bedroom, semi-detached family home
- Full property rewire
- Ground floor WC & 1st floor family bathroom
- Open-plan lounge/dining room
- Landscaped rear garden with new patio & fencing

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of
£310,000



view this property online williamhbrown.co.uk/Property/IPS121449



Property Ref:
IPS121449 - 0004

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