

KEYSTONE



The Lloyds, Kesgrave, Ipswich, IP5 2WH Offers In Excess Of £285,000

Semi-Detached House
Lounge
Cloakroom
Garage & Driveway
Cul-De-Sac Position

Three Bedrooms
Kitchen/Diner
Family Bathroom
Popular Location
No Onward Chain

The Lloyds, Ipswich IP5 2WH

Nestled in a tranquil cul-de-sac in the sought-after area of Kesgrave, this charming semi-detached house presents an excellent opportunity for those looking to create their dream home. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

The house features two inviting reception rooms, providing ample room for relaxation and entertaining. While the property is in need of updating, it offers a blank canvas for potential buyers to infuse their personal style and modern touches.

A notable advantage of this property is the garage and driveway, offering convenient off-road parking and additional storage space. The tucked-away position enhances the appeal, providing a peaceful retreat.

Kesgrave is a popular location, known for its excellent local amenities, schools, and parks, making it a desirable choice for families and professionals alike. This property is not just a house; it is a place where memories can be made and cherished for years to come. With its potential and prime location, this semi-detached house is a fantastic opportunity for those looking to invest in a home that they can truly make their own.



Entrance Door

Leading to hallway with stairs to first floor, laminate flooring, radiator and window to side.

Lounge

14 x 11'8

Window to front, two radiators, laminate flooring and built in understairs cupboard.

Kitchen/Diner

15'1 x 8'6

Fitted with a range of base units and drawers and matching wall mounted cabinets, one and a half sink and drainer unit, built in oven hob with extractor over, space for fridge freezer, washing machine, wall mounted boiler, radiator, Patio doors to rear, window to rear and door to garage.

Cloakroom

Fitted with w/c, hand basin with tiled splash backs, radiator and window to front.

First Floor

Landing with built in airing cupboard.

Bedroom One

12'7 x 8'7

Window to rear and radiator.

Bedroom Two

10'3 x 8'4

Window to front and radiator.

Bedroom Three

7'8 x 6'1

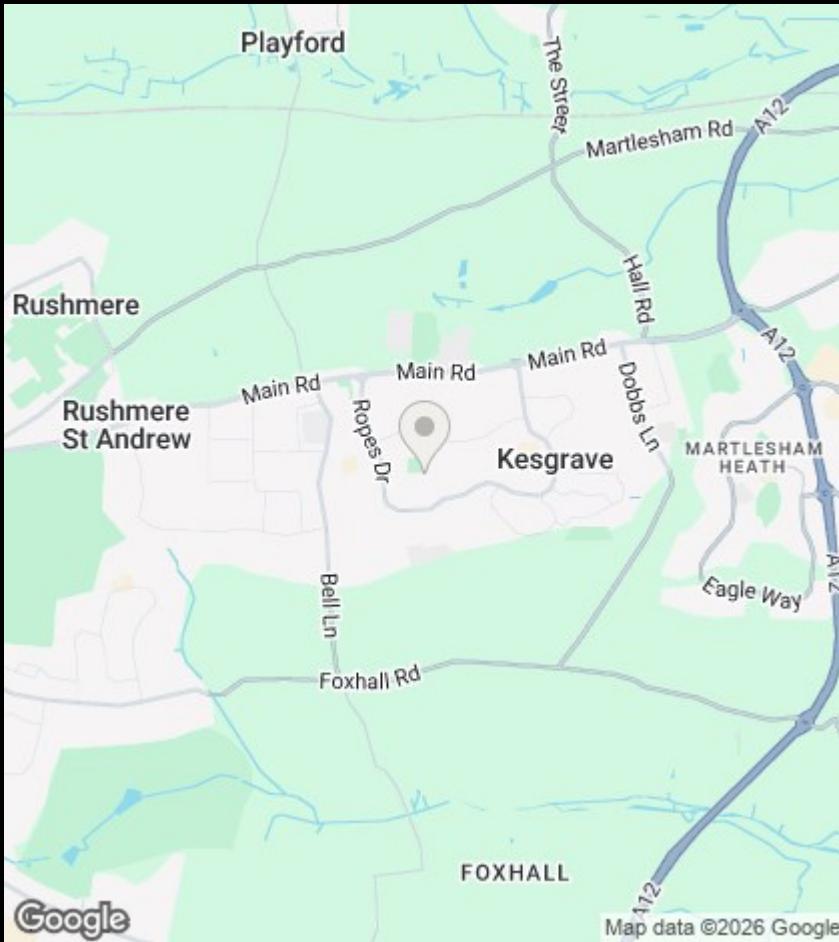
Window to rear and radiator.

Bathroom

Fitted with a suite comprising of panel bath, pedestal wash basin, w/c, tiled splash backs, radiator and window to front.

Outside

The property is positioned off a cul-de-sac on a private road of a few properties. There is a driveway that leads a garage with up and over door with power and light connected. The rear garden is predominately laid to lawn with patio area and flower borders.



Viewings

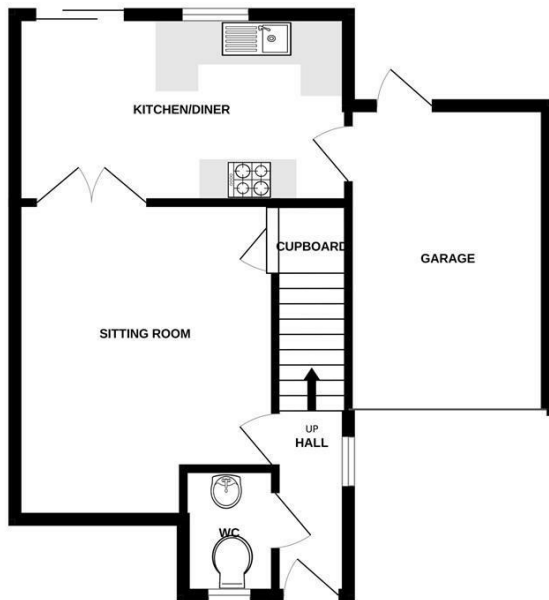
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

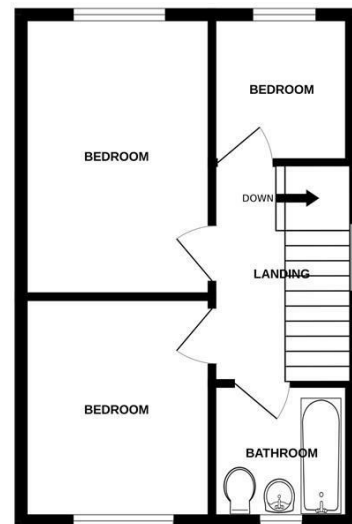
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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