



19

Kingsgate Drive, Ipswich,
£270,000

GRACE ESATE AGENTS are delighted to present this three bedroom semi-detached home situated in the popular east Ipswich location, ideally positioned within a desirable school catchment area.

Offering spacious and versatile accommodation throughout, the property benefits from two reception rooms, a first floor family bathroom, and off-road parking for two vehicles.

Externally, the property features a detached garage to the rear and provides excellent scope to extend (subject to the necessary planning permissions), making it an ideal purchase for growing families and buyers looking to add value. Conveniently located close to local amenities, transport links, and reputable schools, this home offers both comfort and future potential.

Entrance Hall

Access to the lounge, sitting/dining room, kitchen and stairs to the first floor. Radiator, double glazed Upvc door and windows to front aspect.

Lounge

13'10" x 12'11" (4.22 x 3.94)

Double-glazed bay windows to front aspect, radiator, wood burning stove and wood style flooring.

Sitting/Dining Room

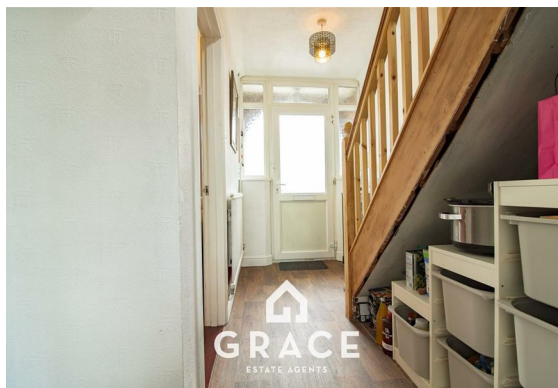
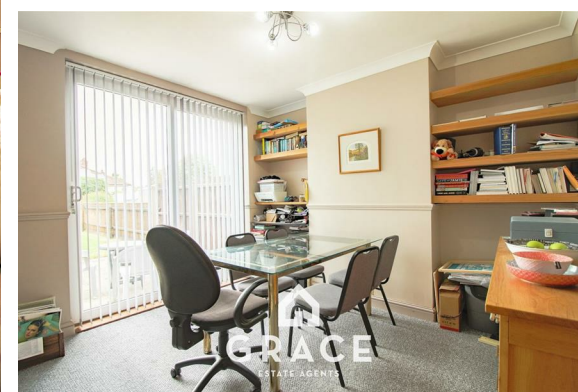
11'2" x 9'10" (3.41 x 3.01)

Double-glazed sliding patio door to rear aspect and radiator.

Kitchen

7'7" x 7'6" (2.32 x 2.30)

Matching eye and base level units with work tops over, one and a half bowl stainless steel sink with side drainer and mixer tap. Tiled splashback, tiled flooring, integrated electric oven, gas hob with extractor over, space for washing machine, fridge and freezer. Double-glazed window to the rear aspect, and double-glazed door opening out to the rear garden.





First floor Landing

Double-glazed window to side aspect, loft access, and access to the bedrooms and bathroom.

Master Bedroom

16'7" x 10'10" (5.06 x 3.31)

Double-glazed bay windows to front aspect and radiator.

Bedroom Two

10'10" x 9'10" (3.31 x 3.02)

Double glazed window to rear aspect and radiator.

Bedroom Three

7'11" x 6'7" (2.43 x 2.02)

Double-glazed window to the front aspect and radiator.

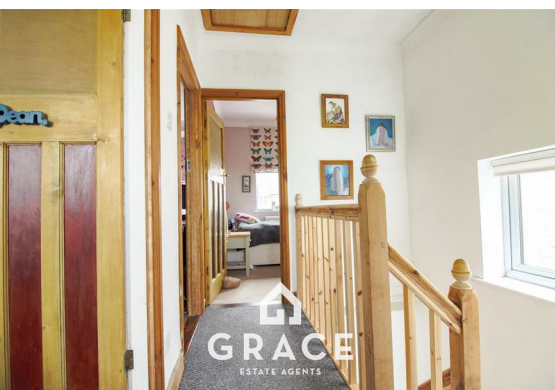
Bathroom

Low-level WC, hand wash basin, panelled bath with wall mounted shower, heated towel rail, laminate floor, tiled walls and double-glazed obscure window to rear aspect.

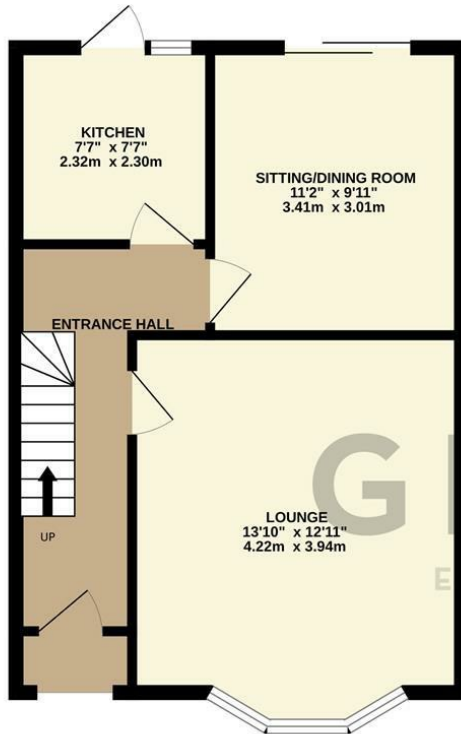
Outside

Patio from the rear of the property leading to lawn, fenced boundaries, wooden shed, detached garage with double doors.

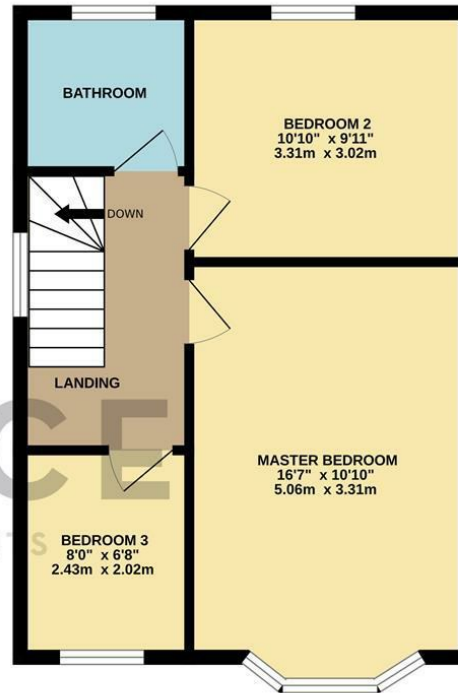
Block pave to the front of the property, providing parking for two vehicles. Shared access to the rear of the property.



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.

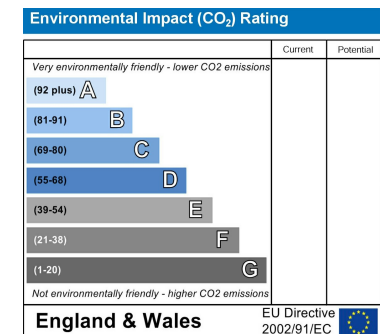
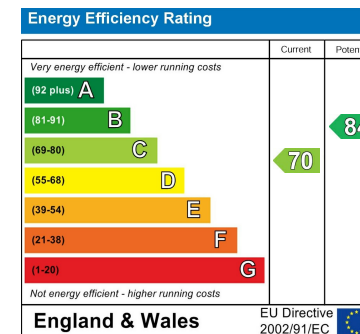
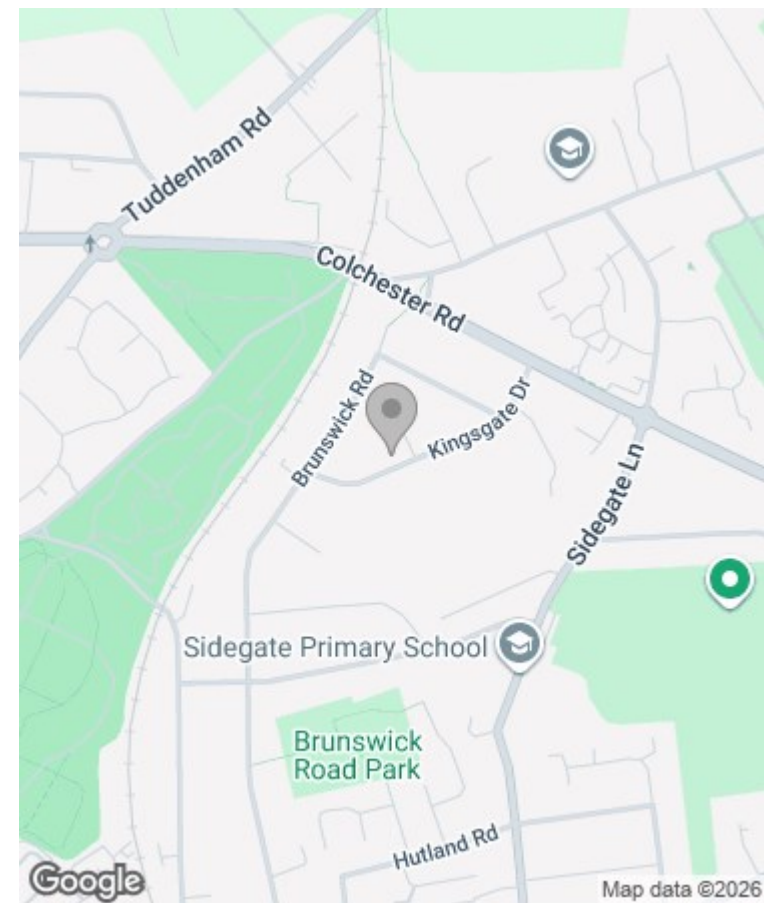


1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.

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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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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