



57 Boyton Road | Ipswich | Suffolk | IP3 9PD

Guide Price: £260,000

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# 57 Boyton Road, Ipswich, Suffolk, IP3 9PD

*“A superb opportunity to acquire this well-presented three-bedroom semi-detached family home offering a delightful neatly tended rear garden & off-road parking.”*

## Description

A well-presented three-bedroom semi-detached family home situated to the south eastern outskirts of Ipswich with easy access out to both the A14 and A12.

The accommodation comprises: entrance hall, sitting room, kitchen/dining room, first floor landing, three bedrooms and family bathroom.

The property benefits from gas fired central heating, sealed unit double glazing, wood-effect flooring to the ground floor and log burning stove to the sitting room.

Outside to the front is off-road parking for two vehicles, electric charging point and a side pedestrian gate allowing access into the rear garden.

The rear garden is enclosed, neatly maintained and mainly laid to lawn with patio, brick outbuilding and storage shed.

## About the Area

The thriving town of Ipswich is set on the estuary of the River Orwell and has undergone an extensive gentrification programme in recent years, mainly around the waterfront and has become a popular “commutable” town to London. Ipswich is the county town of Suffolk and offers a wide variety of shopping, commercial and leisure facilities including a full range of sports clubs and societies, restaurants and high street stores. There is an excellent choice of schooling within both the state and private sectors.

Excellent sailing and golfing facilities are both available nearby or on the popular Suffolk Heritage Coast. Ipswich provides good access to various road networks via the A12 to the South with links to London and the M25 and via the A14 to The Midlands and M11. The railway station provides mainline railway links to London’s Liverpool Street with an approximate journey time of sixty-five minutes.

## The accommodation comprises:

Solid front door with glazed panels to:

### Entrance Hall

Stairs to first floor, radiator, dado rail, under stair storage cupboard with window to side elevation and light. Doors to:

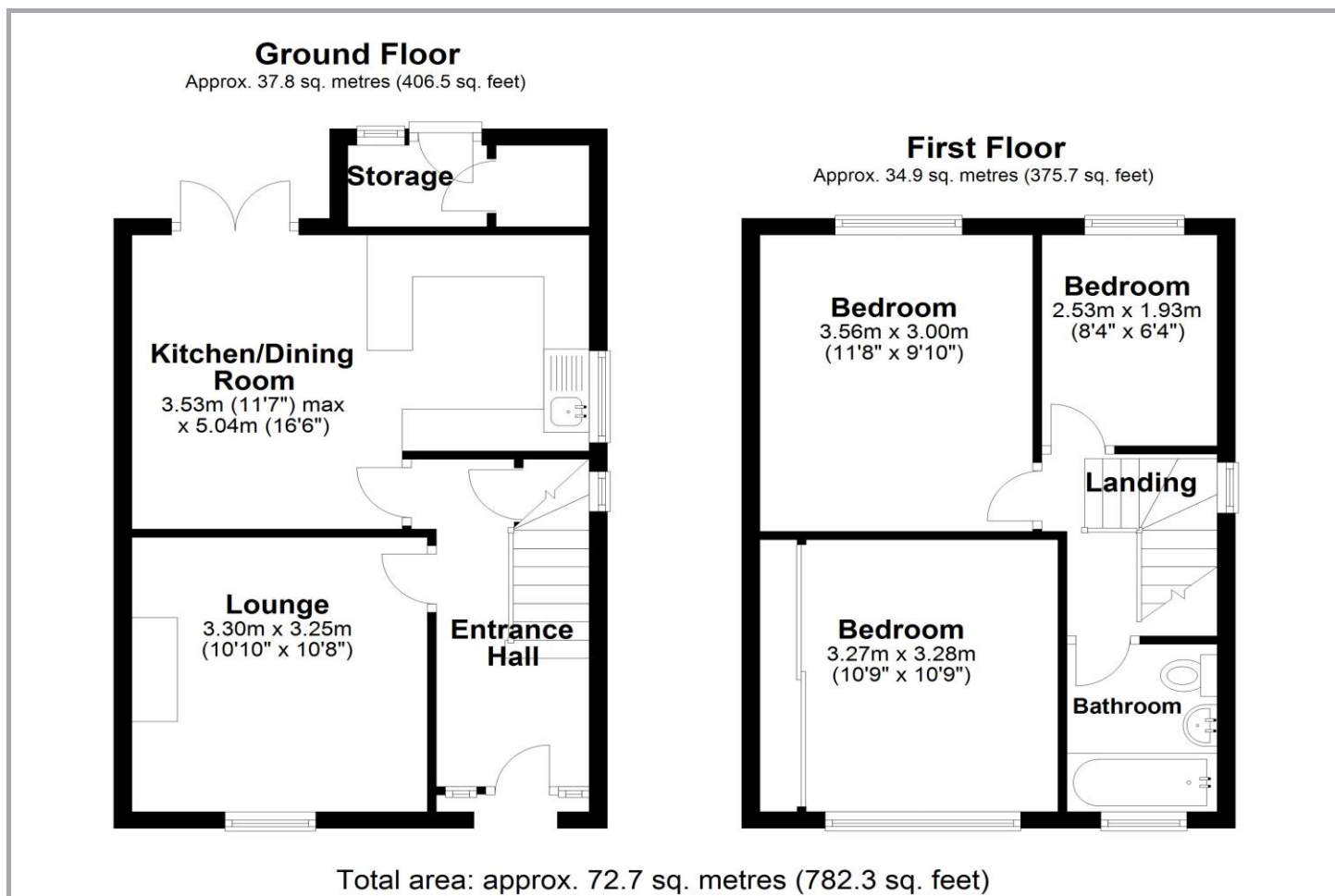
### Sitting Room Approx 10’10 x 10’8 (3.30m x 3.25m)

Window to front elevation, radiator, feature fireplace with inset log burning stove and bressumer beam over and wood-effect flooring.

### Kitchen/Dining Room Approx 16’6 x 11’7 max (3.53m max x 5.04m)

Fitted with stainless steel sink unit with mixer tap over, work





surfaces with base cupboards and drawers under, matching eye-level units, tiled splash backs, built-in four ring gas hob with electric oven under, space for washing machine, space for fridge, wood-effect flooring, coved ceiling, window to side elevation and archway to:

#### Dining Area

French door to rear elevation, wood-effect flooring, dado rail, coved ceiling and radiator.

#### First Floor Landing

Window to side elevation, access to loft and doors to:

#### Bedroom Approx 8'4 x 6'4 (2.53m x 1.93m)

Window to rear elevation, radiator, built-in storage cupboard and wood-effect flooring.

#### Bedroom Approx 11'8 x 9'10 (3.56m x 3.00m)

Window to rear elevation and radiator.

#### Bedroom Approx 10'9 x 10'9 (3.28m x 3.27m)

Window to front elevation, picture rail, built-in full height mirrored wardrobes and radiator.

#### Bathroom

Comprising panel bath with mixer tap and shower over, shower screen, low-level flushing w.c, with concealed cistern, vanity sink unit, frosted window to front elevation, heated towel ladder, part-tiled walls and laminate flooring.

#### Outside

To the front a block paved driveway provides off-road for two vehicles, an electric charging point and pedestrian gate allowing access into the rear garden.

The neatly tended rear garden is mainly laid to lawn with a delightful patio edged with a picket fence providing a perfect spot for entertaining. Also within the garden is a useful storage shed and an outside tap.

Attached to the rear of the property is a brick outbuilding offering space for storage, part-glazed door, window, power and housing for the gas fired boiler.



## Disclaimer

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Energy performance certificate (EPC)		
57 Boyton Road IPSWICH IP3 8PD	Energy rating <b>C</b>	Valid until: 29 January 2033 Certificate number: 7507-3023-7209-8687-5204
Property type	Semi-detached house	
Total floor area	73 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A to E.		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a> ).		



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