



Highfield Road | Ipswich | IP1 6DA

O.I.E.O £280,000 Freehold



Highfield Road, Ipswich, Suffolk, IP1 6DA

CHAIN FREE - A well presented three bedroom semi-detached family home of good proportions located to the ever popular North-West of Ipswich, convenient to local shops, bus routes and the A14. The accommodation briefly comprises; storm porch, entrance hall, sitting room, dining room and modern fitted kitchen on the ground floor with landing, three bedrooms, and re-fitted bathroom on the first floor. To the outside there is ample frontage providing lawn area and driveway off-road parking with access to an attached garage, whilst to the rear there is a generous established garden mainly laid to mature lawn with morning and afternoon patios, and wooden shed with electric supply. Further benefits include double glazing and gas fired central heating via a combination boiler installed in the garage. Early viewing is highly recommended.



STORM PORCH

Quarry tiled threshold, light, double glazed front door to.

ENTRANCE HALL

Radiator, cupboard under stairs, broadband point, stairs rising to first floor, wood effect flooring, doors to.

KITCHEN

14' 8" x 7' approx. (4.47m x 2.13m) Double glazed window to rear, double glazed door to side opening out to garden, contemporary range of gloss fronted fitted cupboard and drawer units, wood effect work surfaces, ceramic sink drainer unit with mixer tap, built-in electric oven, inset gas hob with extractor hood over, spaces for fridge, freezer, and dish-washer, tiled splash backs, slate effect tiled floor.



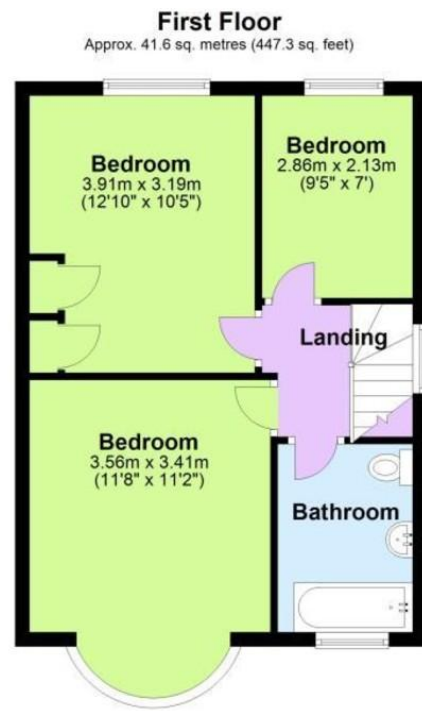
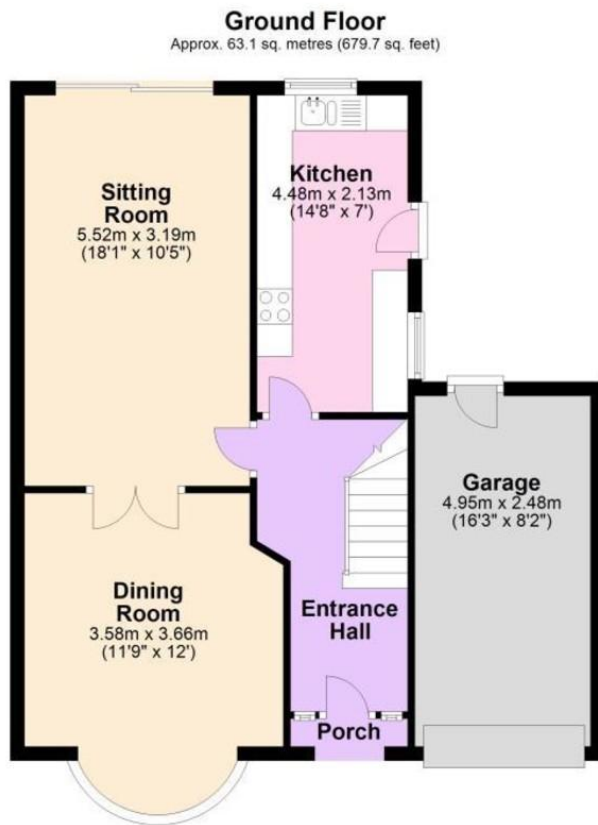
SITTING ROOM

18' 1" x 10' 5" approx. (5.51m x 3.18m) Radiator, double glazed patio style doors to garden, picture rail, wood effect flooring, double doors opening through to dining room.

DINING ROOM

14' 8" into bay x 11' 9" approx. (4.47m x 3.58m) Double glazed bay window to front, radiator, fireplace with living flame coal effect gas fire, picture rail.





Total area: approx. 104.7 sq. metres (1127.0 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

STAIRS RISING TO FIRST FLOOR

LANDING

Obscured double glazed window to side, loft access, doors to.

BEDROOM ONE

14' 7" into bay x 11' 2" approx. (4.44m x 3.4m) Double glazed bay window to front, twin radiators in bay, picture rail.

BEDROOM TWO

12' 10" x 10' 5" approx. (3.91m x 3.18m) Double glazed window to rear, radiator, twin built-in cupboards, picture rail, wood effect flooring.

BEDROOM THREE

9' 5" x 7' approx. (2.87m x 2.13m) Double glazed window to rear, radiator, picture rail, wood effect flooring.

BATHROOM

8' 6" x 6' 1" approx. (2.59m x 1.85m) Obscured double glazed windows to front and side, chrome heated towel rail, modern suite consisting of panelled bath with thermostatic shower over, pedestal hand-wash basin and low level WC, tiled splash backs, patterned tile effect vinyl flooring.

OUTSIDE

To the front there is an area laid to mature lawn, driveway providing off-road parking, and access to an attached garage with up and over entry door. The established rear garden is a generous size and is mainly laid to mature lawn with morning and afternoon patios, there is a wooden shed with electric supply, personal door to garage, all enclosed by fencing to boundaries.

ATTACHED GARAGE

16' 3" x 8' 2" approx. (4.95m x 2.49m) Up and over front entry door, window to rear and personal door to rear garden. There is an electric supply and lighting, wall mounted gas fired combination boiler, plumbing for a washing machine and space for a tumble dryer.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £1,915.28 PA (2023-2024).

NEARBY SCHOOLS

Castle Hill Primary and Westbourne Academy High.

Highfield Road IPSWICH IP1 6DA	Energy rating C
Valid until 2 March 2032	Certificate number 0373-3014-6207-5692-0204



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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125 Dale Hall Lane, Ipswich IP1 4LS
Email: sales@your-ipswich.co.uk