



5 Didsbury Close | Ipswich | Suffolk | IP2 9TD

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PROPERTIES

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5 Didsbury Close, Ipswich, Suffolk, IP2 9TD

“A superb opportunity to acquire this immaculately presented three bedroom link-detached house situated in the popular south-western outskirts of the town centre with garage, off-road parking & attractive gardens.”

Description

A spacious and immaculately presented three bedroom link-detached house situated in a tucked away location, conveniently positioned for both the town centre and destinations further afield.

Notable benefits include off-road parking, a single garage and well-maintained enclosed rear gardens.

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

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 in more detail comprises:

Front door to:

Entrance Hall

A welcoming light and airy space with cloak hanging space, storage cupboard housing the gas meter and door to:

Sitting/Dining Room Approx 23’9 x 13’2 (7.2m x 4.0m)

Generous open-plan space with double aspect windows to the front and side, stairs rising to the first floor and door to:

Kitchen Approx 13’2 x 8’1 (4.0m x 2.4m)

Fitted with a range of wall and base units with worktops over and inset with one and a half bowl stainless steel sink, drainer and chrome mixer tap, oven and grill with four ring hob and extractor over, space for washing machine, tumble dryer and fridge/freezer, breakfast bar, linoleum flooring, gas-fired boiler, personnel door to side and window to rear aspect overlooking the gardens.

First Floor Landing

Access to loft, door to storage cupboard with shelving and doors to:

Master Bedroom Approx 13’2 x 10’3 (4.0m x 3.1m)

Double room with window to front aspect.

Bedroom Two Approx 9’7 x 7’3 (2.9m x 2.2m)

Double room with window to rear aspect.

Bedroom Three Approx 13’2 x 8’2 (4.0m x 2.5m)

Personnel door to side. This room displays scope for an extension over the garage subject to the relevant planning consents.





Family Bathroom

White suite comprising panel bath with shower over, vanity sink unit, w.c, heated towel ladder, ceiling down-lighters and frosted window to side elevation.

Outside

The property is accessed over a private drive providing off-road parking, as well as giving access to the single garage. The garage is fitted with an up and over door and has power and light connected along with a personnel door opening to the rear garden. The property is set well-back from the road with the front gardens being predominately lawned.

To the rear are enclosed gardens, which are private in nature, predominately lawned and incorporating a sun terrace, as well as flower and shrub borders. The boundaries are clearly defined predominately by panel fencing.

Local Authority

Ipswich Borough Council

Council Tax Band – C

Services

Mains water, drainage, electricity, and gas. Gas-fired central heating.





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Energy performance certificate (EPC)

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| 5 DIDSBURY CLOSE IPSWICH IP2 9TD | Energy rating D | Valid until: 21 October 2030 Certificate number: 2710-7120-4009-0076-9296 |
|--|---------------------------|--|

Property type: Detached house

Total floor area: 82 square metres

Rules on letting this property

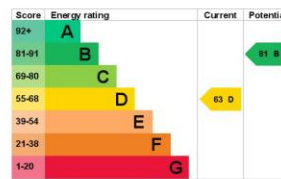
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](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>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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