



38 Preston Drive | Ipswich | Suffolk | IPI 6DS

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PROPERTIES

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38 Preston Drive, Ipswich, Suffolk, IPI 6DS

“A spacious three bedroom semi-detached house ideally situated for the town centre & destinations further afield with ample off-road parking, garage & proportionate private rear gardens.”

Description

A spacious and well-presented three bedroom semi-detached house situated in a tucked away location ideal for the town centre as well as destinations further afield.

Notable benefits include ample off-road parking, single garage and proportionate private rear gardens.

The accommodation comprises: Porch, entrance hall, sitting/dining room, play room/office, 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:

Porch

With shelving, laminate flooring and door to:

Entrance Hall

Stairs rising to the first floor, door to under stair cupboard, laminate flooring, door to kitchen and door to:

Sitting/Dining Room Approx 24’3 x 11’9 (7.4m x 3.6m)

Light and airy open-plan room with bay window to front aspect, spot-lights and sliding door to:

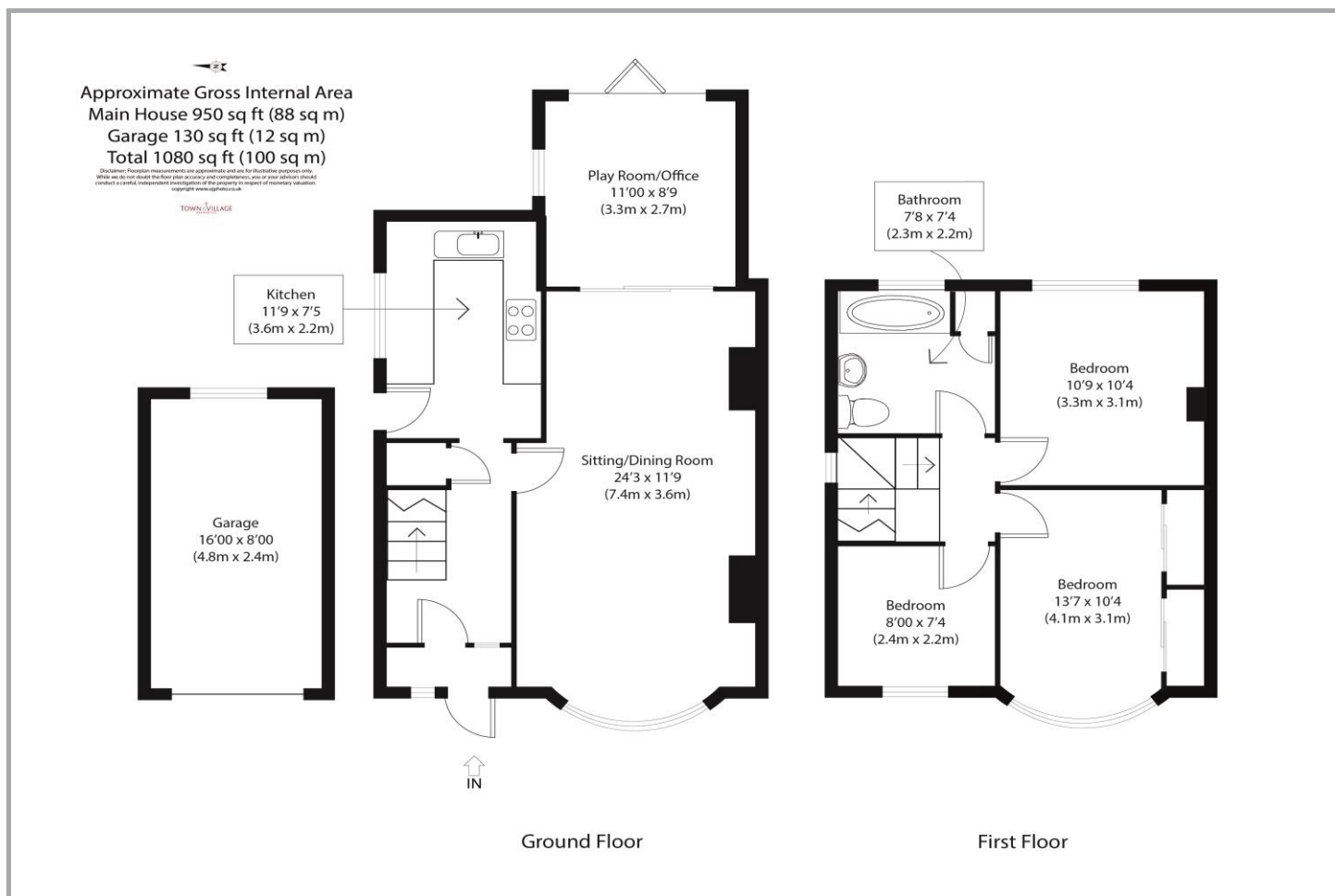
Play Room/Office Approx 11’ x 8’ (3.3m x 2.7m)

Bi-fold door opening to the rear terrace, window to side aspect and spot-lights.

Kitchen Approx 11’9 x 7’5 (3.6m x 2.2m)

Fitted with a matching range of wall and base units with worktops over and inset with stainless steel sink, drainer and chrome mixer tap. Integrated appliances include oven and four ring gas hob with extractor over. Space for dishwasher,





washing machine and fridge/freezer. Double aspect windows to rear and side, heated towel rail, laminate flooring and personnel door to side.

First Floor Landing

Frosted window to side aspect and doors to:

Master Bedroom Approx 13'7 x 10'4 (4.1m x 3.1m)

Double room with bay window to front aspect and built-in wardrobes.

Bedroom Two Approx 10'9 x 10'4 (3.3m x 3.1m)

Double room with window to rear aspect and access to loft.

Bedroom Three Approx 8' x 7'4 (2.4m x 2.2m)

Window to front aspect.

Family Bathroom Approx 7'8 x 7'4 (2.3m x 2.2m)

White suite comprising w.c, hand wash basin, panelled bath with shower attachment, door to storage cupboard housing the Baxi gas fired boiler, spot-lights, laminate flooring and frosted window to rear aspect.

Outside

The property is set well back from the road and is accessed over a private drive providing ample off-road parking as well as incorporating a further lawned area set behind a brick wall. Through double gates to the side of the house is additional parking, which is partly covered and gives access to the single garage with up and over door, power and light and window to rear.

To the rear are predominately lawned gardens with a terrace abutting the rear of the property. The grounds are predominately lawned but also include raised beds and a brick

barbeque. The boundaries are predominately defined by fencing. The grounds are also interspersed with a selection of established shrub borders.

Local Authority

Ipswich Borough Council

Council Tax Band – C

Services

Mains water, drainage and electricity. Gas fired heating.

Agents Note

We have been advised by the vendor that planning permission has been granted as follows:

“Erection of part single-storey side extension, first floor rear extension and part single-storey part two-storey rear extension (following demolition of detached garage outbuilding).”

Details can be view by using the application case number **23/00116/FUL** on the Ipswich Borough Council website.



Energy performance certificate (EPC)

38, Preston Drive
IPSWICH
IP1 6DS

Energy rating
D

Valid until: 27 March 2027

Certificate number: 8504-9785-9029-1127-7733

Property type Semi-detached house

Total floor area 94 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.

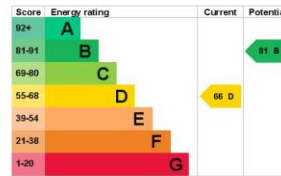
[See how to improve this property's energy efficiency.](#)

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



<https://find-energy-certificate.service.gov.uk/energy-certificate/8504-9785-9029-1127-7733?print=true>

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