



31 Rands Way | Ipswich | Suffolk | IP3 9HG

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31 Rands Way, Ipswich, Suffolk, IP3 9HG

“A spacious & immaculately presented three bedroom terraced house offering delightful landscaped gardens, outbuilding ideal for a variety of uses & ample off-road parking.”

Description

A spacious, refurbished and immaculately presented three bedroom terraced house conveniently located for both the town centre and destinations further afield and benefiting from a substantial more recently built outbuilding as well as ample off-road parking.

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 entrance with stairs rising to the first floor, door to extensive under stairs cupboard housing gas-fired boiler and incorporating cloak hanging space as well as space for white goods and frosted window to front aspect. Doors to:

Sitting Room Approx

With feature inset as well as mantel surround, coal-effect fireplace and double doors to:

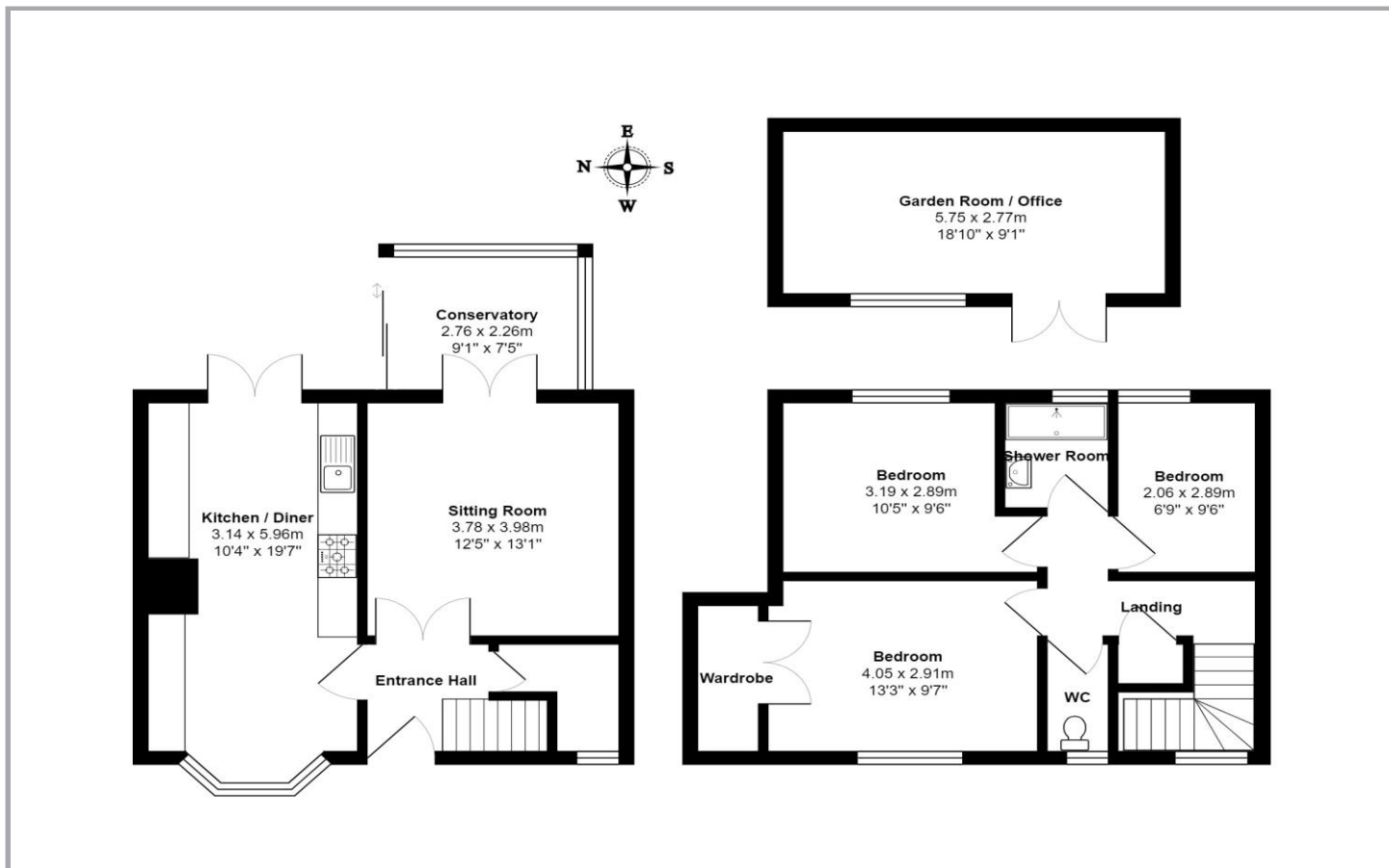
Conservatory Approx

A more recent addition to the property with triple aspect windows to the rear on either side. This light and airy space offers delightful predominantly east facing views of the rear garden.

Kitchen/Dining Room Approx

Luxuriously appointed fitted kitchen with a matching range of wall and base units with worktops over and inset with sink, drainer and chrome mixer tap. Integrated appliances include Range style cooker with five ring electric hob with extractor over, fridge/freezer, dishwasher and microwave. This open-plan space incorporates a dining area as well as bay window to front aspect, spotlights and French doors to the rear opening onto the decking.





First Floor Landing

Access to loft, door to airing cupboard housing hot water cylinder and incorporating shelving and doors to:

Master Bedroom Approx

Double room with window to front aspect and double doors to built-in wardrobes with extensive shelving to either side.

Bedroom Two Approx

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

Bedroom Three Approx

Currently used as a dressing room but equally proportionate enough as a third bedroom and benefiting from window to rear aspect.

Cloakroom

White suite comprising w.c, tongue and groove panelling, frosted window to front aspect and spotlights.

Shower Room

Luxuriously appointed white suite comprising hand wash basin with storage under, heated towel rail, double tray shower cubicle, frosted window to rear aspect and spotlights.

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 benefiting from predominately shingled well-maintained front gardens.

To the rear are landscaped and equally well-maintained rear gardens which is a mixture of lawned and decked areas as well as incorporating an outside bar lending itself well to alfresco dining or entertaining. Towards the foot of the gardens is a

detached substantial outbuilding with power and light and finished to a high standard ideal as a home office, games room, play area or even as further storage. The boundaries are defined by fencing for the most part.

Local Authority

Ipswich Borough Council

Council Tax Band - B

Services

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

Agents Note

We understand from our client that the property enjoys a right of way through a side gate from the rear gardens to the front of the property.





Energy performance certificate (EPC)

31 Rands Way IPSWICH IP3 5HG	Energy rating D	Valid until: 17 July 2034
		Certificate number: 8817-7174-6002-0093-9302

Property type	Mid-terrace house
Total floor area	89 square metres

Rules on letting this property

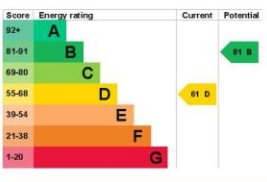
Properties can be let if they have an energy rating from A to E.

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 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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