



Haslemere Drive, Ipswich, IP4 2PP

Guide Price £230,000 Freehold

**ipswich & suffolk** estate agents  
Part of the Your Ipswich Group

# Haslemere Drive, Ipswich, IP4 2PP

## SUMMARY

A well presented, three bedroom extended attached house of deceptively spacious proportions and with allocated parking, nicely tucked at the end of a no-through road opposite a communal green, in the favourite North East of Ipswich convenient to Northgate High School. The accommodation comprises; enclosed porch, hallway, fitted kitchen, and sitting and dining room on the first floor, with landing, three bedrooms and shower room on the first floor. To the outside there a low maintenance front and rear gardens, with the attractive rear garden consisting of decking, a useful storage shed, and sheltered seating area. Further benefits include predominant double glazing and gas fired central heating. Early viewing is highly recommended.



## SIDE ENTRANCE DOOR TO

### ENCLOSED PORCH

Double glazed windows to front and side, tiled floor, double glazed door to hallway.

### HALLWAY

Radiator, stairs rising to first floor, doors to.

### KITCHEN

8' 3" x 9' 3" approx. (2.51m x 2.82m) Double glazed window to front, base and eye level fitted cupboard and drawer units with marble effect work tops, inset sink drainer unit with mixer tap, electric double oven and grill, inset electric induction hob with extractor over, under counter spaces for washing machine and dish washer, space for fridge freezer, tiled splash backs, parquet flooring.



## SITTING & DINING ROOM

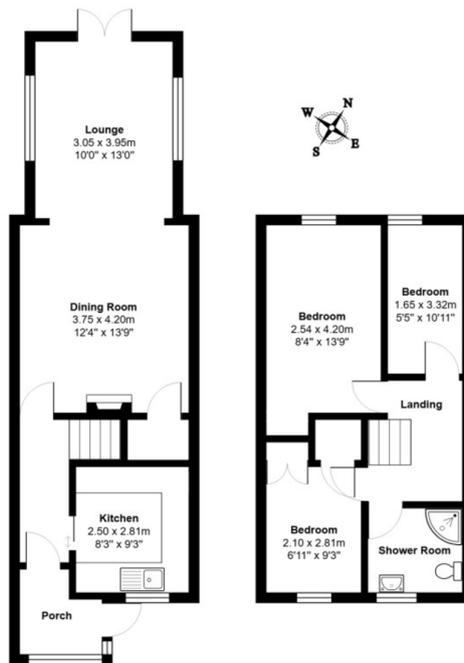
### DINING AREA

12' 4" x 13' 9" approx. (3.76m x 4.19m) Radiator, coal effect gas fire, under-stairs cupboard, City Fibre broadband point, opening through to sitting area.

### SITTING AREA

10' x 13' approx. (3.05m x 3.96m) Double glazed window to side, double glazed eye level window to opposing side, double glazed French doors opening out to garden, double glazed Velux roof window, television point, telephone point.





Total Area: 81.7 m<sup>2</sup> ... 879 ft<sup>2</sup>

## STAIRS RISING TO FIRST FLOOR

### LANDING

Radiator, loft access hatch to predominantly boarded loft space with light, doors to.

### BEDROOM ONE

8' 4" x 13' 9" approx. (2.54m x 4.19m) Double glazed window to rear, wood effect flooring, cupboard recess with clothes rail.

### BEDROOM TWO

6' 11" x 9' 3" approx. (2.11m x 2.82m) Double glazed window to front, built-in cupboard housing wall mounted gas fired boiler, built-in wardrobe with lower drawer unit and cupboard above.

### BEDROOM THREE

5' 5" x 10' 11" approx. (1.65m x 3.33m) Double glazed window to rear.

### SHOWER ROOM

Obscure double glazed window to front, chrome heated towel rail, shower cubicle with thermostatic shower, mounted hand-wash basin with mixer tap and cupboard under, low level WC, fully tiled walls, tile effect floor, extractor fan.

## OUTSIDE

Nicely tucked beside a communal green, there is a low maintenance brick paved railed frontage and side passage gated pedestrian access to reveal the attractive rear garden which consists of low maintenance decking and stocked flower beds enclosed by fencing. There is a useful shed measuring approx. 5' 10" x 13' with mains power and lighting, and side shelter for alfresco entertaining and seating. There is a resident's car park close by which provides an allocated parking space.

## IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,834.42 PA (2025-2026).

## NEAREST SCHOOLS (.GOV ONLINE)

St Helen's primary and Northgate High secondary.

## DIRECTIONS

Leaving Ipswich town centre and heading East on Crown St/A1156 towards Neale St, continue to follow A1156, continue onto Woodbridge Rd, turn left onto North Hill Rd, turn right onto Haslemere Dr, the destination will be on the left.

## BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### CONSUMER PROTECTION REGULATIONS 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to

view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Energy performance certificate (EPC)		
Haslemere Drive IPSWICH IP4 2PP	Energy rating <b>D</b>	Valid until: 22 April 2035
		Certificate number: 0246-1209-3705-5705-1500
Property type	Mid-terrace house	
Total floor area	79 square metres	



**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

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