



Royston Drive | Ipswich | IP2 0QZ

Asking Price £240,000 Freehold



Royston Drive, Ipswich, IP2 0QZ

A thoughtfully remodelled and tastefully improved three bedroom semi-detached family home, nicely positioned on a cul de sac corner plot located to the popular South West of Ipswich within striking distance of Stonelodge Park. The well proportioned and presented accommodation briefly comprises; entrance hall, recently re-fitted classic style kitchen connected to the dining room and spacious sitting room on the ground floor with landing, three bedrooms and recently re-fitted stylish contemporary bathroom on the first floor. To the outside there is a wrap around walled lawn to the front and side whilst to the rear there is a separated landscaped private entertainment and family area with adjacent driveway providing ample off road parking. Convenient to the A12 and local shops and superstores, early viewing is highly recommended.



DOUBLE GLAZED DOOR TO ENTRANCE HALL

ENTRANCE HALL

Built-in cupboard, wood effect tiled floor, opening through to dining room connecting to kitchen.

DINING ROOM

10' 05" x 8' 02" approx. (3.18m x 2.49m) Double glazed French doors to garden, radiator, wood effect tiled floor, television point, inset LED ceiling lights, opening through to kitchen.



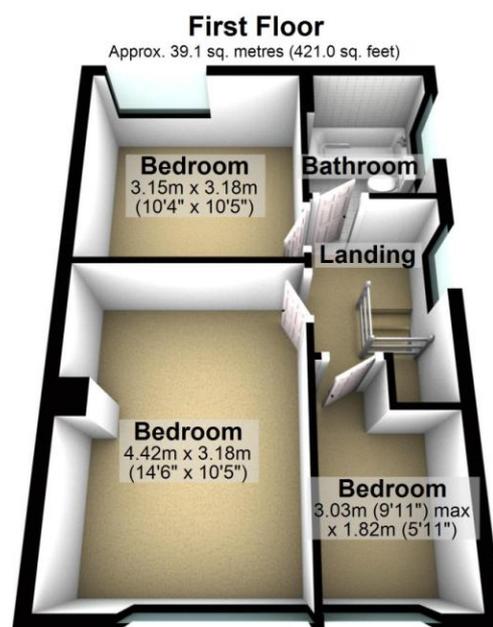
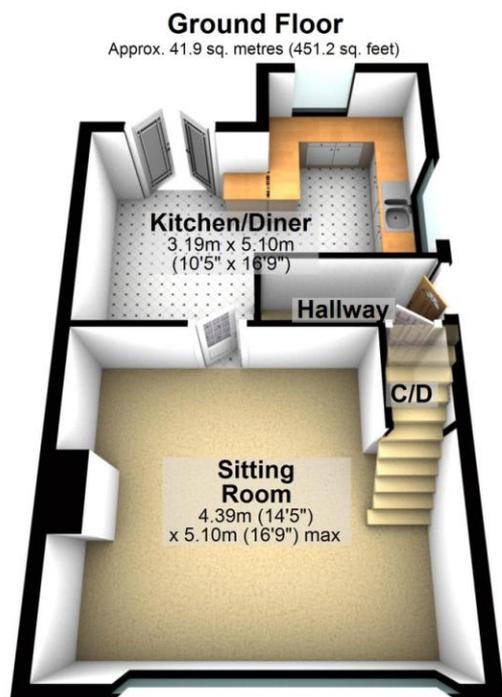
KITCHEN

10' 11" x 7' 09" approx. (3.33m x 2.36m) Double glazed windows to rear and side, classic style re-fitted base and eye level cupboard and drawer units, marble effect worktops with matching wrap around peninsular worktop, tiled splash backs, inset stainless steel one and a quarter bowl sink drainer unit with mixer tap, built in oven and grill, inset gas hob with extractor over, space for fridge-freezer, under counter spaces for washing machine and tumble dryer, wood effect tiled floor, inset LED ceiling lights.

SITTING ROOM

16' 10" maximum x 14' 06" approx. (5.13m x 4.42m) Double glazed window to front, radiator, contemporary wall hung enclosed gas fire, stairs with bannister rising to first floor.





Total area: approx. 81.0 sq. metres (872.2 sq. feet)

Mortimer EPC
Plan produced using PlanUp.

LANDING

Double glazed window to side, loft access, doors to.

BEDROOM ONE

14' 06" x 10' 07" maximum approx. (4.42m x 3.23m)

Double glazed window to front, radiator.

BEDROOM TWO

10' 08" x 10' 07" maximum approx.(3.25m x 3.23m)

Double glazed window to rear, radiator, built in cupboard housing wall mounted gas fired boiler.

BEDROOM THREE

7' 09" plus recess x 5' 11" approx. (2.36m x 1.8m) Double glazed window to front, radiator.

BATHROOM

7' x 5' 08" approx. (2.13m x 1.73m) Obscured double glazed window to side, chrome ladder style heated towel rail, re-fitted contemporary suite consisting panelled bath with mixer tap, thermostatic shower with fixed head and separate rinser and wall hung hand wash basin with mixer tap and drawers under, stone effect tiled splash backs with patterned tile contrast border, wood effect tiled floor, inset LED ceiling lights, extractor fan.

OUTSIDE

Corner plot position with wrap around walled established lawn to the front and side, gated fence separating and providing access to a South facing landscaped entertainment and family area consisting of a decking area, paved patio and artificial lawn, the wooden summerhouse and store will remain. Adjacent is a driveway providing ample off road parking for several vehicles.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,505.56 PA (2020-2021).

SCHOOLS

Sprites Primary and Chantry Academy High.

Energy performance certificate (EPC)

ROYSTON DRIVE IPSWICH IP2 0QZ	Energy rating D
Valid until 21 January 2031	Certificate number 0913-0119-7002-0029-9106

Property type

Semi-detached house

Total floor area

81 square metres



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH**

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