



Palmer & Partners



Palmer & Partners

Wroxham Road, Ipswich, Suffolk, IP3 0PH

OIEO: £325,000

Wroxham Road, Ipswich, Suffolk, IP3 0PH

Situated on the popular Rivers estate in Ipswich just a few minutes' walk from Holywells Park and close to the waterfront, lies this beautifully presented three bedroom semi-detached house which has been renovated and extended by the current owners including the addition of a stunning open plan kitchen / dining area to the rear and newly fitted cloakroom under the stairs. This truly immaculate family home benefits from off-road parking to the front for two cars and a good size rear garden in excess of 80ft (subject to survey) which backs onto school playing fields. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, lounge with wood burning stove, newly fitted cloakroom, stunning open plan kitchen / dining room with breakfast bar and utility cupboard, first floor landing, three bedrooms, and newly fitted four piece family bathroom.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.

Council tax band: B
EPC Rating: E



Total area: approx. 96.3 sq. metres (1036.3 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.
Plan produced using PlanUp.



