



Dryden Road, Ipswich, IP1 6QU

Guide Price £250,000 Freehold



ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

CHAIN FREE - A rarely available cherished home which has delighted several generations of the same family, offering well cared for accommodation, favourably located in the Henley Rise area to the desirable North West of Ipswich. The accommodation comprises; enclosed porch, entrance hall, sitting room and remodelled kitchen and dining room on the ground floor, with landing, three bedrooms and bathroom on the first floor. To the outside there is an attractive frontage laid to lawn with side-driveway accessing a detached garage via double gates, whilst to the rear there is a pristinely kept established garden mainly laid to mature lawn with patio, beautifully stocked flower beds, and blossom tree. Further benefits include predominant double glazing and gas fired central heating. Early viewing is highly recommended.



SLIDING GLAZED DOOR TO

ENCLOSED PORCH

Tiled threshold, door to entrance hall.

ENTRANCE HALL

Radiator, under stairs cupboard, stairs rising to first floor, doors to.

SITTING ROOM

11' 11" x 13' 1" approx. (3.63m x 3.99m) Double glazed window to front, radiator, coal effect gas fire with back boiler, television point.

KITCHEN & DINING ROOM

18' 3" x 10' 4" approx. (5.56m x 3.15m) Double glazed window to rear, double glazed French door opening to garden with matching half side casements, two radiators, base and eye level fitted cupboard and drawer units with marble effect work surfaces, inset stainless steel sink drainer unit with mixer tap, under counter spaces for fridge and washing machine, space for gas cooker, built-in understairs cupboard, tile effect flooring and carpeting.



STAIRS RISING TO FIRST FLOOR

LANDING

Loft access, built-in airing cupboard housing hot water tank, doors to.





Total Area: 81.3 m² ... 875 ft²

BEDROOM ONE

10' 3" x 13' 1" approx. (3.12m x 3.99m) Double glazed window to front, radiator, television and telephone points.

BEDROOM TWO

10' 10" x 10' 5" max. approx. (3.3m x 3.18m) Double glazed window to rear, radiator, telephone point.

BEDROOM THREE

7' 6" x 8' 3" approx. (2.29m x 2.51m) Double glazed window to front, radiator.

BATHROOM

Obscure double glazed window to rear, radiator, panel bath with electric shower over, pedestal hand-wash basin, low level EC, fully tiled walls, tile effect flooring, extractor fan.

OUTSIDE

An attractive frontage consists of mature lawn, a variety of plants and flowers in well stocked beds, and a side driveway providing off-road parking and double gated access to a detached garage. The established rear garden is pristinely presented and is predominantly laid to mature lawn with stocked borders of plants and flowers, a paved entertainment patio and blossom tree, external tap and lighting, all enclosed by fencing.

GARAGE

8' x 16' 2" approx. (2.44m x 4.93m) Concrete construction with up and over entry door, two eye level windows to rear and concealed windows to side, mains power and lighting.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2,096.48 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

Castle Hill Infant primary and Ormiston Endeavour Academy secondary.

DIRECTIONS

Leaving Ipswich town centre and heading West on St Margaret's Pln/A1156 towards Northgate St/B1077, continue to follow A1156, turn right onto Fonnereau Rd, turn right onto Henley Rd, turn left onto Defoe Rd, turn left onto Fircroft Rd, turn right onto Dryden Rd, 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

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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)

Dryden Road IPSWICH IP1 6QU	Energy rating D	Valid until:	24 April 2035
		Certificate number:	2140-5404-8050-7101-4925
Property type		Semi-detached house	
Total floor area		81 square metres	



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

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