



Coral Drive, Ipswich, IP1 5HS

Guide Price £265,000 Freehold



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

# Coral Drive, Ipswich, IP1 5HS

## SUMMARY

CHAIN FREE - A partly updated and well presented, three bedroom semi-detached family home with scope for further potential, located in a favourable position within the highly popular North-West of Ipswich. The well proportioned accommodation, which has been improved since ownership and offers a new owner the opportunity to put their own desired style stamp on the kitchen-diner and shower room, briefly comprises; sheltered entrance, entrance hall, fitted kitchen and dining room, and spacious sitting room on the ground floor with landing, three bedrooms and four-piece shower room on the first floor. To the outside, the property is nicely set back from the road by a lawned frontage and side driveway providing off-road parking and access to a detached garage, whilst to the rear there is a Southerly facing garden enjoying a far reaching roof top outlook with elevated Indian sandstone entertainment patio, established lawn, and raised koi carp pond with toughened viewing window. Viewing recommended.

## SHELTERED ENTRANCE

Composite front door with full height double glazed side casement to entrance hall.

## ENTRANCE HALL

Pattern tiled floor, classic style column radiator, radiator, stairs rising to first floor, doors to.

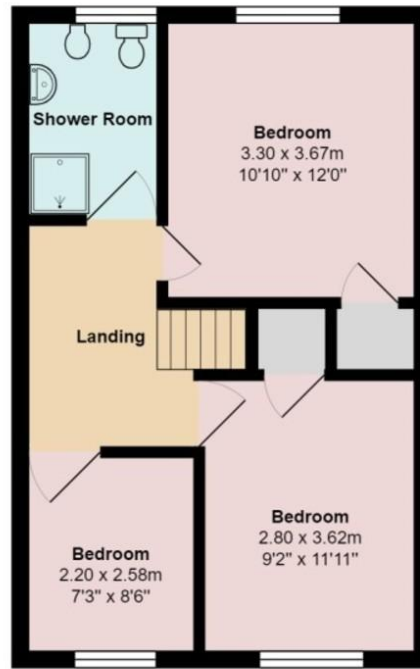
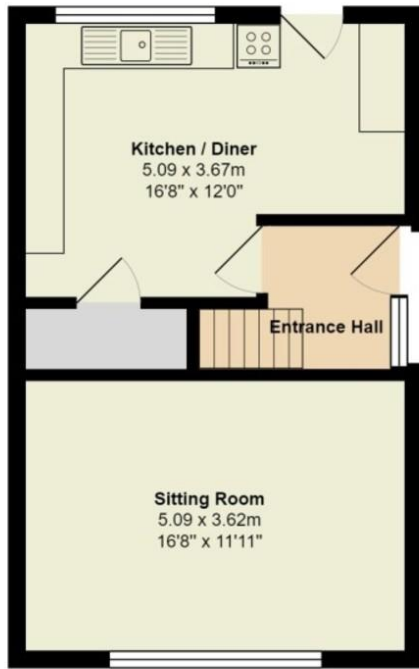
## KITCHEN & DINING ROOM

16' 8" x 12' narrowing to 8' 8" approx. (5.08m x 3.66m) Double glazed window to rear, two radiators, a range of base and eye level fitted cupboard and drawer units, wood effect work surfaces, stainless steel sink drainer unit, spaces for electric cooker, washing machine and fridge-freezer, tiled splash backs, wall mounted gas fired boiler, door to built-in under stairs pantry cupboard, vinyl tile flooring, composite stable-style door to garden.

## SITTING ROOM

16' 8" x 11' 11" approx. (5.08m x 3.63m) Double glazed window to front, radiator, television point.





## STAIRS RISING TO FIRST FLOOR

### LANDING

Loft access hatch with pull-down ladder to boarded loft space with light, doors to.

### BEDROOM ONE

12' x 10' 10" approx. (3.66m x 3.3m) Double glazed window with fitted shutter blinds to front, classic style column radiator.

### BEDROOM TWO

11' 11" x 9' 2" approx. (3.63m x 2.79m) Double glazed window with fitted shutter blinds to front, radiator, built-in eye level over stairs cupboard.

### BEDROOM THREE

8' 6" x 7' 3" approx. (2.59m x 2.21m) Double glazed window with fitted shutter blinds to front, radiator.

### OUTSIDE

To the outside, the property is nicely set back from the road by a lawned frontage and side driveway providing off-road parking and access to a detached garage measuring approximately 16' 2" x 9' 1" with up and over entry door, window to rear and mains power and lighting. To the rear there is a Southerly facing garden enjoying a

far reaching roof top outlook with elevated Indian sandstone entertainment patio with wood constructed sheltered bar, established lawn with retained and stocked border beds, raised koi carp pond measuring approximately 10' 11" x 9' 4", with toughened viewing window and pagoda over, a lower tier hard scaped second patio area with two wood panelled sheds sits behind the koi pond. There is an outside tap and lighting.

### AGENTS NOTE

In approximately 2017/2018, an insurance claim was made by the previous owner due to an unbraked vehicle colliding with the front of the house and remedial works were carried out which included the replacement of the ground floor front window. We understand that the works did indeed remedy the matter and that no addition to the insurance premium was required. Further details can be provided on request.

### IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2,003.60 PA (2024-2025).

### NEAREST SCHOOLS (.GOV ONLINE)

Whitehouse Primary and Westbourne Academy High.

### DIRECTIONS

Leaving Ipswich town centre and heading in a Westerly

direction along the B1067 Bramford Road, turn right onto Adair Road, turn right onto Henniker Road, then turn left onto Coral Drive. The property is found on the left hand-side as the road bends to the right.

### 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)			
Coral Drive IPSWICH IP1 5HS	Energy rating <b>D</b>	Valid until:	11 July 2034
		Certificate number:	0934-1209-5204-4203-1804
Property type		Semi-detached house	
Total floor area		86 square metres	



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

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