



Wilson Road, Ipswich, IP8 3SD

Guide Price £215,000 Freehold

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

# Wilson Road, Ipswich, IP8 3SD

## SUMMARY

CHAIN FREE - A well presented two bedroom attached house with driveway and garage, nicely tucked at the end of a pleasant cul-de-sac in the popular Pinewood development to the South West of Ipswich, convenient to local shops, supermarkets and the A12. The accommodation briefly comprises; enclosed porch, inner hallway, fitted kitchen, lounge-diner and conservatory on the ground floor, with landing, two bedrooms and modern shower room on the first floor. To the outside there is a small stone chip frontage, path to front door, and separated single garage with driveway which is attached to the neighbouring garage, whilst to the rear, there is an attractive, split level low maintenance garden with artificial lawn and patio. Further benefits include gas fired central heating via a modern boiler and double glazing. Early viewing is highly recommended.



## DOUBLE GLAZED FRONT DOOR TO

## ENCLOSED PORCH

Sensor light, gas meter access, double glazed door to inner hallway,

## INNER HALLWAY

Radiator, doors to.

## KITCHEN

7' 10" x 8' 7" approx. (2.39m x 2.62m) Double glazed window to front, wood effect base and eye level cupboard and drawer fitted units with marble effect work surfaces, inset stainless steel sink drainer unit with mixer tap, under counter spaces for washing machine, fridge and freezer, space for cooker, modern wall mounted gas fired boiler, tiled splash backs, vinyl tile flooring.



## LOUNGE-DINER

12' 1" max. approx. x 15' 6" max. approx. (3.68m x 4.72m) Double glazed window to rear, two radiator, television point, BT Openreach point, stairs with recess under and banister rising to first floor, double glazed door to conservatory.

## CONSERVATORY

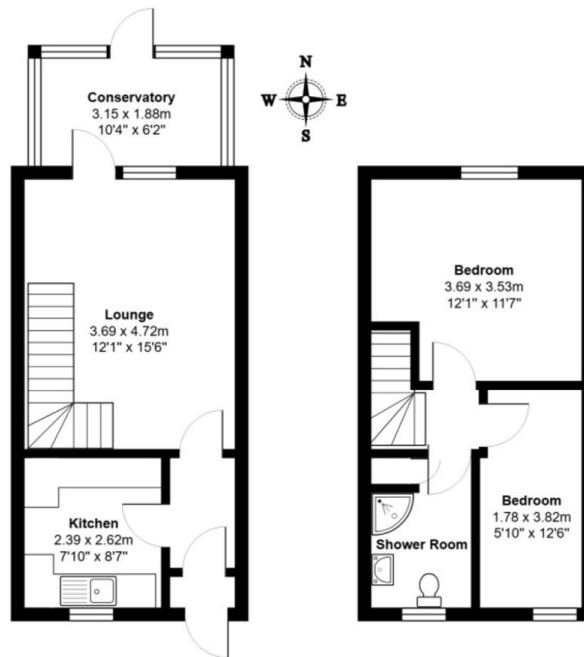
10' 4" x 6' 2" approx. (3.15m x 1.88m) Set on brick and double glazed to three aspects with two top opening windows and a UPVC lean to style roof, radiator, mains power sockets, fitted blinds, double glazed door to garden.

## STAIRS RISING TO FIRST FLOOR

## LANDING

Loft access hatch to predominantly boarded loft space, doors to.





Total Area: 62.0 m<sup>2</sup> ... 668 ft<sup>2</sup>

#### **BEDROOM ONE**

12' 1" max. approx. x 11' 7" max. approx. (3.68m x 3.53m)  
Double glazed window to rear, radiator, built-in cupboard.

#### **BEDROOM TWO**

5' 10" x 12' 6" approx. (1.78m x 3.81m) Double glazed window to front, radiator.

#### **SHOWER ROOM**

Obscure double glazed window to front, chrome heated towel rail, shower cubicle with thermostatic shower, pedestal hand wash-basin with mixer tap, low level WC, built-in cupboard, wood effect vinyl flooring, inset ceiling lights.

#### **OUTSIDE**

To the outside there is a small stone chip frontage, path to front door, and separated single garage with tarmac driveway providing off-road parking which is attached to the neighbouring garage, whilst to the rear, there is an attractive, split level low maintenance garden with artificial lawn and patio, enclosed by wall and fencing. There is a recessed bin store area, and gated pedestrian access to a passageway which leads to the front.

#### **SINGLE GARAGE**

8' 2" x 16' 3" approx. (2.49m x 4.95m) Up and over entry door, pitched roof, fitted fluorescent light which can be powered via an extension lead.

#### **BABERGH DISTRICT COUNCIL**

Tax band B - Approximately £1,758.47 PA (2025-2026).

#### **NEAREST SCHOOLS (.GOV ONLINE)**

Sprites primary and Chantry Academy secondary.

#### **DIRECTIONS**

Leaving Ipswich town centre, head west on Handford Road/A1071, continue to follow A1071, continue onto London Road/A1214, turn left onto Scrivener Drive, at the roundabout, take the 1st exit onto Shepherd Drive, turn right onto Ward Road, turn left onto Wilson Road, turn right to stay on Wilson Road, the destination is straight ahead at the end of the cul-de-sac.

#### **BROADBAND & MOBILE PHONE PROVIDER**

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

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Wilson Road IPSWICH IP8 3SD		Energy rating <b>C</b>	Valid until: 25 March 2035
		Certificate number: 5920-2170-0041-6005-1573	
Property type		Mid-terrace house	
Total floor area		55 square metres	



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

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