



Rock Estates



Park View Road  
Ipswich, IP1 4HP

Guide price £270,000



## Park View Road

Ipswich, IP1 4HP

Situated in the popular 'Dales' area to the northwest of Ipswich is this well presented family home. This semi-detached bay fronted home offers ample living space with its multiple reception rooms all flowing seamlessly with internal part glazed doors allowing natural light to flood the property. The kitchen has been well utilised and offers plenty of storage space. A serving bar area allows for partly open plan kitchen/dining - perfect for entertaining. Upstairs, there are three well-proportioned bedrooms, and a family bathroom with three piece suite.

The rear garden has been thoughtfully landscaped with decked areas and is also partially laid to lawn. There are mature trees and shrubs creating a private space perfecting for enjoying the outdoors in the warmer months.

To the front there is a private driveway providing off-road parking for multiple cars along with access to the car port and garage via an up and over door.

Early viewing is highly recommended.

**\*\* COMPLETE ONWARD CHAIN \*\***





**Front**  
Enclose brick paved driveway offering off road parking for multiple cars.

**Entrance Hall**  
Stairs to first floor. Under stairs cupboard. Doors to:

**Living Room**  
15'8" x 11'8" (4.79 x 3.58)  
Double glazed bay window to front aspect. Fireplace with surround and tiled hearth. Coving. Radiator. Doors to:

**Dining Room**  
14'7" x 10'6" (4.47 x 3.21)  
Double glazed sliding door to rear garden. Fireplace with inset log burner with oak mantel beam over. Radiator.

**Kitchen**  
14'7" x 6'10" (4.47 x 2.10)  
Double glazed window to side and rear. Part glazed door to side. Range of wall and floor mounted cupboards and drawers. Inset stainless steel sink with mixer tap over. Gas hob with extractor fan above. Integrated eye level double oven. Space for under counter fridge and freezer. Space and plumbing for washing machine.

**Landing**  
Double glazed window to side. Loft hatch. Doors to:

**Bedroom One**  
11'5" x 11'3" (3.48 x 3.44)  
Double glazed bay window to front aspect. Radiator.

**Bedroom Two**  
13'1" x 9'0" (4.01 x 2.75)  
Double glazed window to rear. Radiator.

**Bedroom Three**  
9'10" x 6'10" (3.01 x 2.09)  
Double glazed window to rear. Radiator.

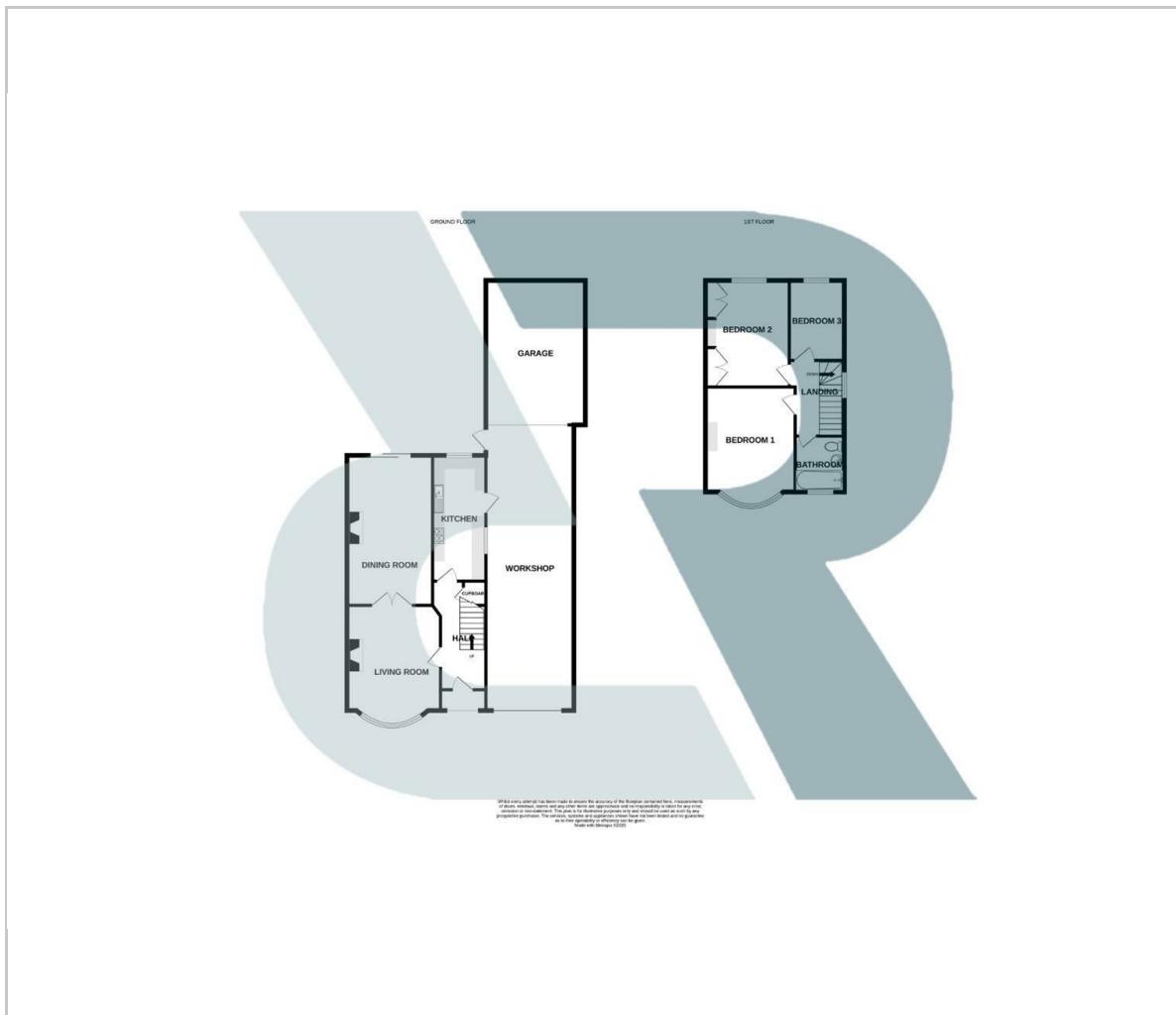
**Bathroom**  
Double glazed window to front aspect. Panelled bath with shower attachment over. Low level W.C. Pedestal hand wash basin. Exposed floor boards.

**Garden**  
The rear garden has been thoughtfully landscaped for easy maintenance with a large decking area and artificial lawned areas. There is a summer house with power connected. A further raised decked area also combines storage underneath. A log store too.

**Garage / Car Port**  
Up and over door to front, with power connected. Covered car port area currently used for storage.



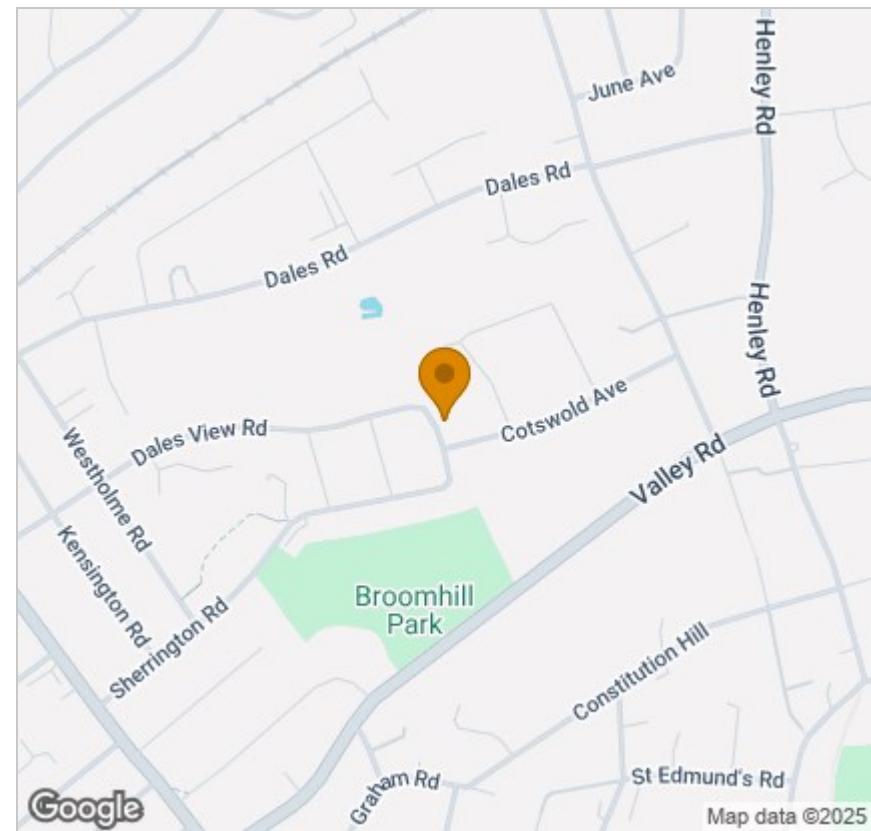
## Floor Plan



## Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                                 |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very energy efficient - lower running costs<br>(92 plus) | A       | 81        |
| (81-91)  | B       |           |
| (69-80)  | C       |           |
| (55-68)  | D       | 64        |
| (39-54)  | E       |           |
| (21-38)  | F       |           |
| (1-20)   | G       |           |
| Not energy efficient - higher running costs              |         |           |
| England & Wales EU Directive 2002/91/EC                  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                               |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) | A       |           |
| (81-91)  | B       |           |
| (69-80)  | C       |           |
| (55-68)  | D       |           |
| (39-54)  | E       |           |
| (21-38)  | F       |           |
| (1-20)   | G       |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions              |         |           |
| England & Wales EU Directive 2002/91/EC                                      |         |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.