

Ascot Drive, Ipswich, Suffolk, IP3 9BX
Asking Price £325,000

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- Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- Conservatory
- Modern Kitchen
- Loft Conversion
- First Floor Bathroom
- Ground Floor Cloakroom
- Ample Off-Road Parking
- Garage to Rear
- Well-Maintained Rear Garden



This nicely presented four-bedroom semi-detached house is situated towards the popular east side of Ipswich within the Ipswich Academy catchment area and is close to local amenities and bus route whilst offering good access to retail parks and Ipswich Hospital. The property has had a loft conversion creating a generous fourth bedroom, all the windows in the house had units replaced in 2025/26 (except the loft bedroom) and comes with a well-maintained rear garden, off-road parking directly in front of the house for two vehicles with a shared driveway leading to the garage which is located at the rear and offers parking for vehicle in front, and gas central heating. As agents, we recommend the earliest possible internal viewing to fully appreciate the quality and size of the accommodation on offer. To the ground floor is a front porch, entrance hall, cloakroom, living room, dining room, modern kitchen, and a conservatory with anti-glaze film on the roof. On the first floor are three of the bedrooms and family bathroom, with a spacious fourth bedroom.

The county town of Ipswich mixes historic character with a more modern waterfront and town centre. You will find medieval streets and older buildings in areas like the town centre, alongside regenerated docks, restaurants, cultural venues, and the university area around the Waterfront. The town is also an important economic hub for Suffolk, with strengths in business, education, culture, and links to nearby Felixstowe port and London by rail with a journey time of approximately 1hr 15mins to London Liverpool Street Station. Ipswich offers a range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park and Christchurch Park, and recreational facilities.

Outside – Front: Directly in front of the house is a patterned imprint concrete driveway with a further driveway to the side leading to a detached garage at the rear.

Front Porch: *5'7" x 5' (1.7m x 1.52m)* Windows to the front and side aspects, tiled flooring, and a door leading to:
Entrance Hall: Karndean flooring, a radiator, staircase rising to the first floor with understairs cupboard, and doors leading to the cloakroom, living room and kitchen.
Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin, along with a radiator and window to the side aspect.
Living Room: *15'8" x 11'2" (4.78m x 3.4m)* Bay window to the front aspect, two vertical radiators, gas fire with ornate surround, and a set of double doors through to:
Dining Room: *16'4" x 10'1" (4.98m x 3.07m)* Built-in cupboard, a radiator,





Karndean flooring, sliding patio door through to the conservatory, and an archway through to:

Kitchen: *16'4" x 7'10" (4.98m x 2.4m)* Fitted with a range of modern eye and base level units and drawers, granite overlay work surfaces, sink and drainer, and metro tile splashbacks. Integrated appliances include a Bosch double oven (fitted May 2026), five-ring gas hob with extractor above, and a fridge freezer, with space and plumbing for a washing machine and dishwasher. the kitchen has Karndean flooring, a radiator, ceiling inset spotlights, breakfast bar, and a cupboard housing the gas boiler. There is a window to the side aspect and a set of double doors through to:

Conservatory: *16'9" x 7'9" (5.1m x 2.36m)* There is an anti-glaze film on the roof (fitted in May 2026), bi-fold doors opening out to the rear garden, three high-level windows to the side aspect, a wall-mounted electric heater and a radiator, Karndean flooring, and a sliding patio door through to the dining room.

First Floor Landing: Window to the side aspect, staircase rising to the loft conversion, and doors to the bedrooms and bathroom.

Bedroom One: *11'2" x 11' (3.4m x 3.35m)* Bay window to the front aspect, a radiator, and a built-in cupboard which has a radiator.

Bedroom Three: *10'1" x 9'10" (3.07m x 3m)* Window to the rear aspect, a radiator, and an understairs storage space.

Bedroom Four: *8'7" x 5'7" (2.62m x 1.7m)* Window to the front aspect and a radiator.

Family Bathroom: *8' x 6'8" (2.44m x 2.03m)* A modern four-piece suite comprising a bath with shower attachment, shower enclosure, low-level WC and vanity hand wash basin with ample storage beneath, along with a heated towel rail, tiled floor and walls, and an opaque window to the rear aspect.

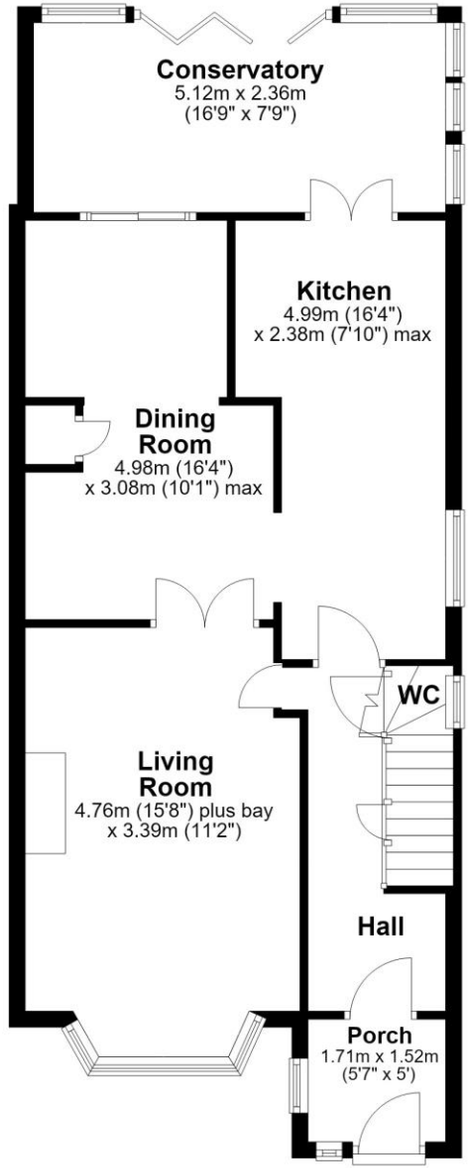
Loft Conversion/Bedroom Two: *16'3" x 11'5" (4.95m x 3.48m)* Dual aspect with windows to the rear and side, two radiators, and eaves storage.

Outside – Rear: The well-maintained garden has a patio seating area with feature pond leading out from the back of the conservatory, a step up to the lawned garden with raised borders with bedding, plants and shrubs, a door to the garage, and a side gate leading to the driveway. there is a path to the rear of the garden where there is a further lawn with raised planted area, shed with power connected and two greenhouses, and the garden is fully enclosed by fencing and mature hedging.

Garage: *17'4" x 9'9" (5.28m x 2.97m)* Electric remote operated roller door, PVC window to the rear aspect, PVC multi-lock pedestrian door opening out to the rear garden, and has power and light connected.

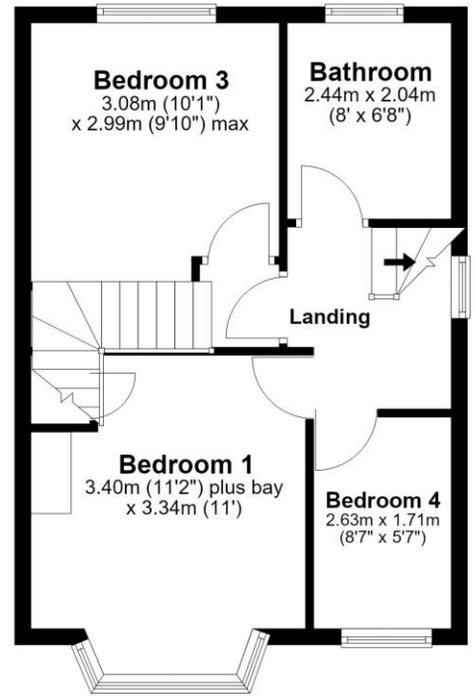
Ground Floor

Approx. 67.3 sq. metres (724.2 sq. feet)



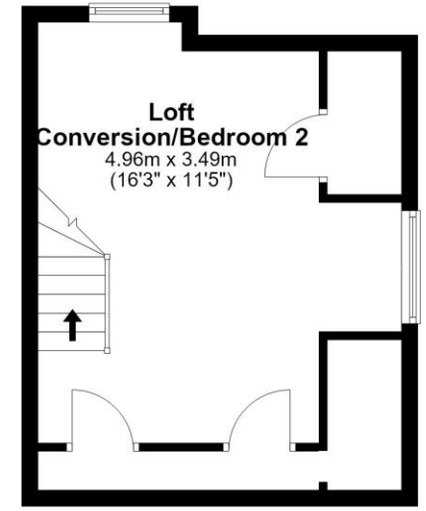
First Floor

Approx. 40.5 sq. metres (436.1 sq. feet)



Second Floor

Approx. 25.3 sq. metres (271.9 sq. feet)



Total area: approx. 133.1 sq. metres (1432.3 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.


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Attributes

4 Bedrooms, 1 Bathroom, 2 Reception,
EPC Rating: To be confirmed
Council Tax Band: C





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