



**Dryden Road, Ipswich, IP1 6QR**

**welcome to**

## **Dryden Road, Ipswich**

An excellent opportunity to purchase this three-bedroom, semi-detached home, offering two reception areas, a garage and generous off-road parking. NO ONWARD CHAIN!

### **Entrance Porch**

Entered via double glazed sliding doors to the front, with tiled flooring.

### **Lounge**

A comfortable reception room with carpet flooring, TV point, radiator and a double glazed bay window to the front.

### **Kitchen/Diner**

Open plan room with tiled effect flooring, a range of eye and base level units with wood effect worktop surfaces, white tiled splashbacks, a ceramic Butler sink with chrome mixer tap, an integrated oven, with electric hob and extractor fan. The dining area has carpet flooring, under stairs storage space, radiator and double glazed sliding doors opening onto the rear garden.

### **Utility Room**

Marble effect tiled flooring, base level units with granite effect worktop surfaces, space for a fridge/freezer and washing machine, a stainless steel sink plus drainer and chrome mixer tap, partially tiled walls, double glazed windows to the side and rear and a door providing access to the side of the property.

### **First Floor Landing**

Carpet flooring, an airing cupboard and loft access.

### **Master Bedroom**

Carpet flooring, radiator and double glazed window to the front.

### **Bedroom Two**

Carpet flooring, radiator and double glazed window overlooking the rear.

### **Bedroom Three**

Carpet flooring, radiator and double glazed window to the front.

### **Bathroom**

Low level WC, wash hand basin, a bath with chrome taps, carpet flooring, partially tiled walls and a frosted double glazed window to the rear.

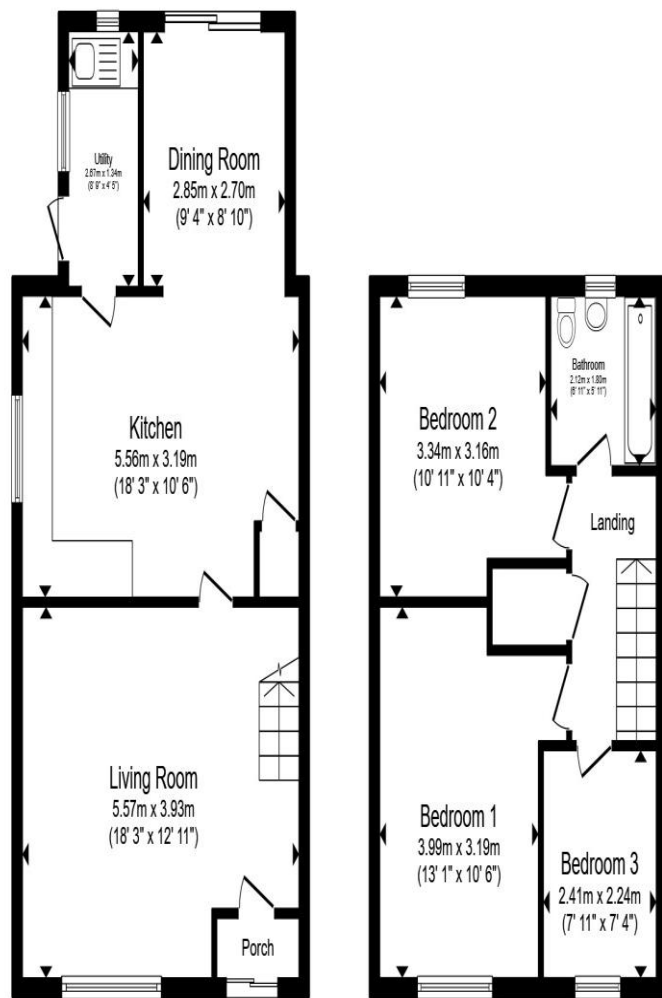
### **Outside:**

#### **Front Garden & Parking**

A substantial garden with a walled border, a large lawned area, established flower beds and planting. The property provides off street parking for multiple vehicles, with further parking available via the side access.

#### **Rear Garden**

The enclosed rear garden is predominantly laid to lawn with surrounding flower beds, a shed and a side access, providing additional parking and access to the garage.



**Ground Floor**

**First Floor**

Total floor area 92.5 m<sup>2</sup> (995 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Dryden Road,**  
**Ipswich**

- No onward chain
- Three bedrooms
- Two reception areas
- Open-plan kitchen/diner
- Ample off-road parking & garage

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

offers in excess of  
**£260,000**



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