



**Wentworth Drive, Ipswich, IP8 3RX**

**welcome to**

## **Wentworth Drive, Ipswich**

Situated in the ever-popular Pinewood area of Ipswich, this well-presented two-bedroom mid-terraced home on Wentworth Drive offers comfortable, practical living ideal for First Time buyers, investors or those looking to downsize.

### **Agents Note:**

\*Section 21- this vendor is a connected person to William H brown Estate Agents.

### **Entrance Hallway**

A welcoming entrance hallway providing space for coats and footwear along with access to the main living accommodation.

### **Living Room**

Positioned at the front of the property, the living room is bright and welcoming, with a large window allowing plenty of natural light. The space is well-proportioned and easily accommodates both lounge and entertaining furniture, creating a comfortable setting for everyday living.

### **Kitchen**

Located to the rear of the property, the fitted kitchen offers a range of eye and base units with complementary work surfaces, an inset sink and drainer and a washing machine (to remain). The layout provides excellent workspace and storage, with space for a dining table. French doors open directly onto the rear garden, allowing plenty of natural light to flow into the room and creating a seamless connection between indoor and outdoor living-ideal for entertaining and warmer months.

### **Main Bedroom**

A generously sized principal bedroom with ample space for a king size bed and additional bedroom furniture. The room benefits from good natural light and offers a comfortable retreat with built in wardrobe space and double-glazed window to the front.

### **Bedroom Two**

A well-proportioned second bedroom ideal for use as a guest room, child's bedroom, nursery or home office. The room offers flexibility to suit a variety of lifestyle needs with a double-glazed window to the rear.

### **Family Bathroom**

The bathroom is fitted with a three-piece suite comprising a panelled bath with shower attachment, low level WC and wash hand basin. Finished in neutral tones, the space is both functional and easy to maintain, with a double-glazed window to the rear and hanging towel radiator.

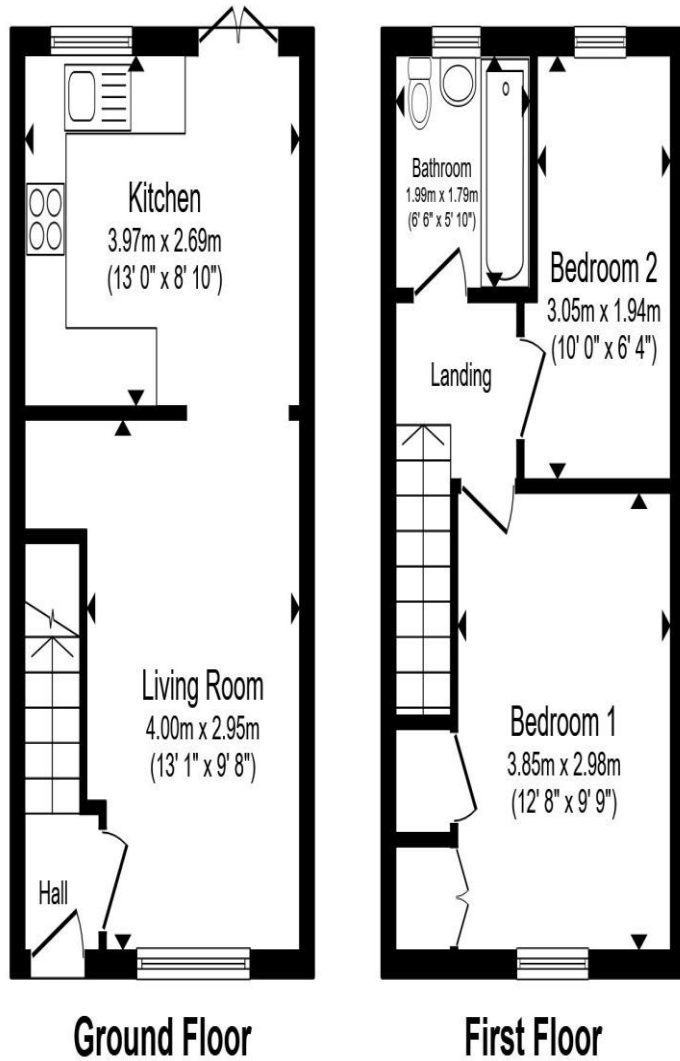
### **Outside:**

#### **Front Exterior**

To the front, the property enjoys an attractive residential setting with pathway access, a shingled front garden and off-street parking. The location is quiet and family-friendly, while remaining conveniently close to local amenities and transport links.

#### **Rear Garden**

Accessed via French doors from the kitchen, the private rear garden offers an excellent outdoor space for relaxing, entertaining, or family use. Predominantly laid to lawn with a patio seating area ideal for outdoor dining, the garden is designed for low maintenance while still offering plenty of scope for personalisation or further landscaping. A shed is included and will remain with the property, providing useful additional storage. The enclosed setting offers a good degree of privacy, making it an enjoyable space throughout the warmer months.



Total floor area 54.9 m<sup>2</sup> (591 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**  
**Wentworth Drive,**  
**Ipswich**

- Two-bedroom mid-terrace home
- Private rear garden
- Off road parking for 2 vehicles
- Ideal First Time buy or investment
- Popular Pinewood location

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

guide price

**£200,000 - £210,000**



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Property Ref:  
IPS121547 - 0004

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