



Palmer & Partners



Defoe Road, Ipswich, Suffolk, IP1 6SJ
Offers in excess of £250,000

Palmer & Partners

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- End of Terrace House
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Utility Room & Ground Floor WC
- First Floor Family Bathroom
- Good Size Rear Garden
- Double Storey Extension Added



Situated towards the popular northwest side of Ipswich and offering good access out to the A14 commuter trunk road lies this nicely presented four-bedroom end of terrace house. Over the years, the current owners have added a double storey extension creating a spacious family home which comes with a good size rear garden. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which

comprises an entrance hall, lounge, dining room which opens through to the kitchen, utility room and ground floor cloakroom, first floor landing, four bedrooms, and a family bathroom.

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. 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: The frontage is laid to lawn with a path to the front door.

Entrance Hall: Staircase rising to the first floor, understairs cupboard, and doors providing access to the lounge and dining room.

Lounge: 13' x 11'11" (3.96m x 3.63m) Window to the front aspect, feature fireplace, and a radiator.



Dining Room: 10'6" x 9'10" (3.2m x 3m) Radiator, tiled floor, ceiling inset spotlights, door to the utility room, and opening through to:

Kitchen: 9'5" x 9'2" (2.87m x 2.8m) Fitted with a range of modern eye and base units with drawers, roll edge work surfaces, ceramic sink and drainer, tiled splashbacks, space for a fridge freezer, dishwasher and range-style cooker, built-in extractor hood, tiled floor, ceiling inset spotlights, window to the rear

aspect, and French doors opening out to the rear garden.

Utility Room: 5'5" x 5'3" (1.65m x 1.6m) Window to the rear aspect, space for a washing machine and tumble dryer, a radiator, and door leading to:

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin.

First Floor Landing: Window to the rear aspect, built-in cupboard, access to the loft, and doors to the bedrooms and bathroom.

Bedroom: 12' x 10'2" (3.66m x 3.1m) Window to the front aspect and a radiator.

Bedroom: 8'5" x 7'9" (2.57m x 2.36m) Window to the front aspect and a radiator.

Bedroom: 9'7" x 9'3" (2.92m x 2.82m) Window to the rear aspect and a radiator.

Bedroom: 9'10" x 5'5" (3m x 1.65m) Window to the side aspect and a radiator.

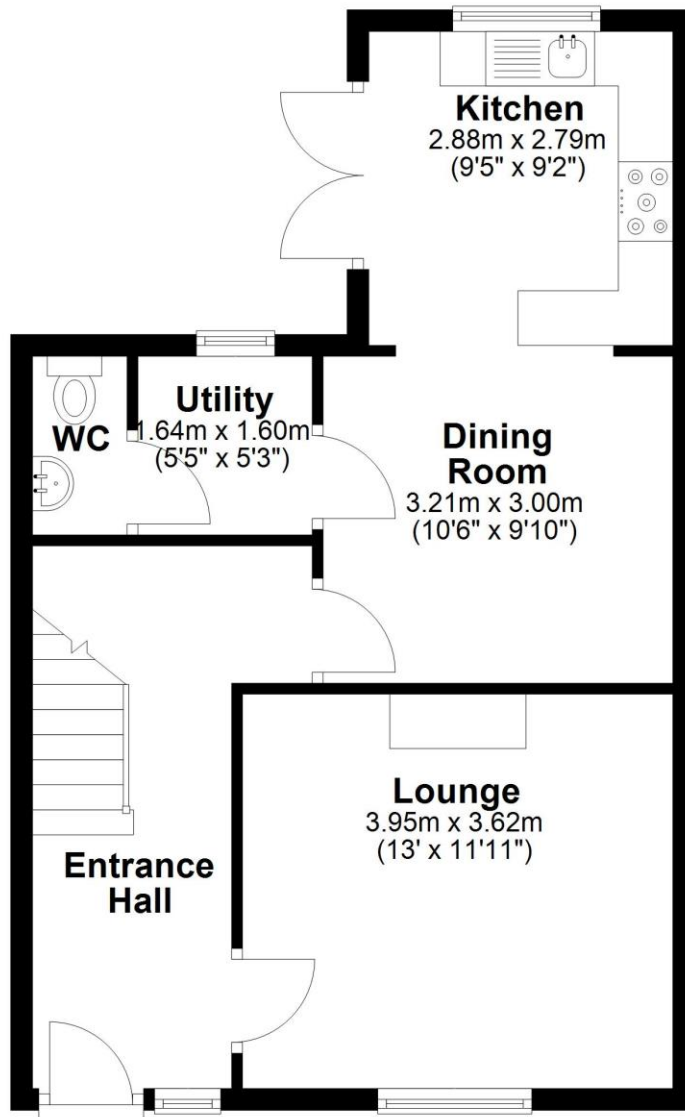
Family Bathroom: A three-piece suite comprising a bath with shower over and shower screen, low-level WC and

pedestal hand wash basin, along with a heated towel rail, part tiled walls, and tiled floor.

Outside – Rear: The good size garden is predominantly laid to artificial lawn with a path leading to a patio seating area to the rear. There are raised flowerbeds with shrubs, well-stocked flowerbeds, mature hedging, a brick-built outbuilding, and is enclosed by fencing and retaining wall with shared access via a gate leading back down to the front.

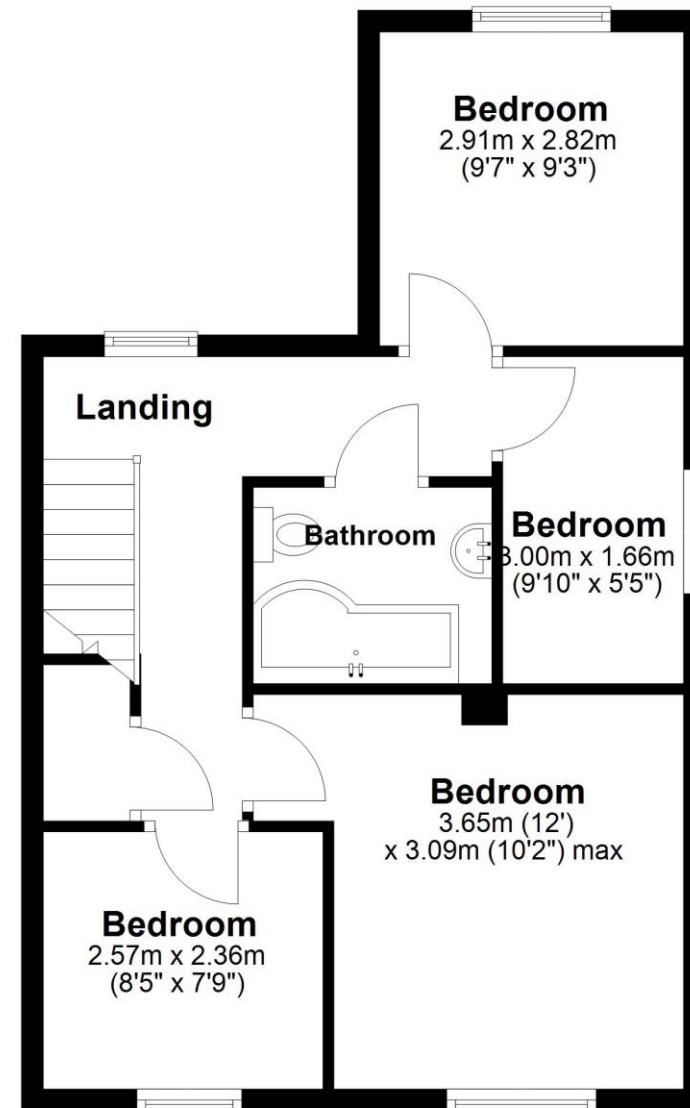
Ground Floor

Approx. 47.8 sq. metres (514.7 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.4 sq. feet)



Total area: approx. 92.7 sq. metres (998.0 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: A



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