



Palmer & Partners



Hutland Road, Ipswich, Suffolk, IP4  
4HQ  
Offers In Excess Of £240,000

Palmer & Partners

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- No Onward Chain
- Refurbished Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- New Kitchen & Bathroom
- New Flooring & Redecoration
- Private & Non-Overlooked Rear Garden



Located on the popular east side of Ipswich, close to Ipswich Hospital and offering convenient access to the town centre, this nicely presented three-bedroom semi-detached house falls within the highly regarded Northgate School catchment area. Offered for sale with no onward chain, the property has been recently refurbished, including a new kitchen and bathroom, new flooring throughout, and full redecoration, and further benefits from a private, non-

overlooked rear garden. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises a front porch, entrance hall, lounge, dining room, modern refitted kitchen, rear lobby with utility cupboard, stylish refitted family bathroom, and on the first floor are three good-sized bedrooms.

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.

**Front Porch:** Door leading to:  
**Entrance Hall:** Radiator, staircase rising to the first floor, and doors leading to:  
**Lounge:** 12'1" x 10'7" (3.68m x 3.23m) Three windows to the front aspect and a radiator.





**Dining Room:** 12'6" x 11'1" (3.8m x 3.38m) Window to the rear aspect, a radiator, a wood burning stove set on a hearth, an understairs cupboard, and a door leading to:

**Kitchen:** 9'6" x 8'1" (2.9m x 2.46m) The kitchen has been newly fitted with a range of modern eye and base units with drawers, roll edge work surfaces with matching upstands, and a sink and drainer. Integrated appliances include an oven and electric hob with extractor hood over and there is space for a

fridge freezer. Other features include a tiled floor, window to the rear aspect, door opening out to the rear garden, and door leading to:

**Rear Lobby:** Opaque window to the side aspect, a radiator, tiled floor, built-in utility cupboard with space and plumbing for a washing machine, and a door leading to:

**Family Bathroom:** A refitted and stylish three-piece suite comprising a bath with shower over and shower screen, low-level WC and vanity hand wash basin with storage beneath,



along with a heated towel rail, tiled floor and walls, extractor fan, airing cupboard which houses the boiler, access to the loft, and an opaque window to the rear aspect.

**First Floor Landing:** Built-in over stairs cupboard, access to the loft, and doors leading to the bedrooms.

**Bedroom One:** 14' x 12'2" (4.27m x 3.7m) Two windows to the front aspect and a radiator.

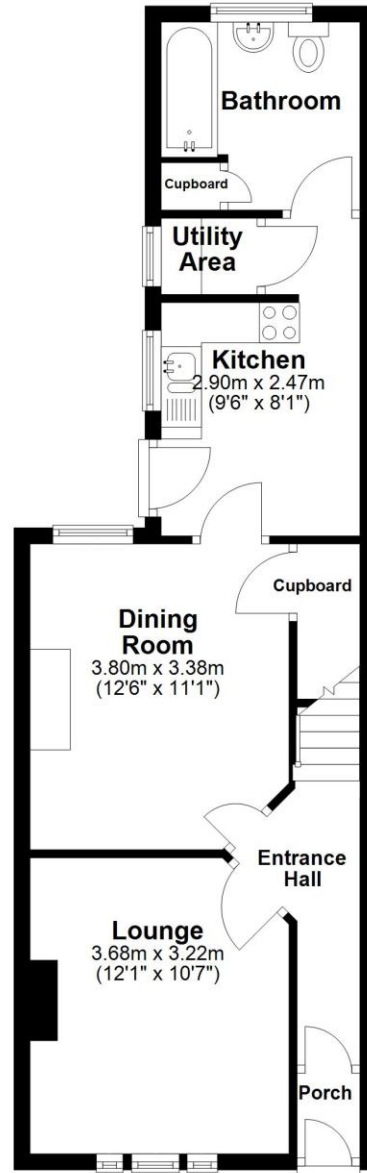
**Bedroom Two:** 12'6" x 8'8" (3.8m x 2.64m) Window to the rear aspect and a radiator.

**Bedroom Three:** 9'5" x 8'3" (2.87m x 2.51m) Window to the rear aspect and a radiator.

**Outside – Rear:** The garden is particularly private and not overlooked, being mainly laid to lawn with a patio area ideal for outdoor seating. Mature hedging and shrub borders provide excellent screening, with the addition of a wooden shed and a pathway leading to the rear, where gated pedestrian access can be found.

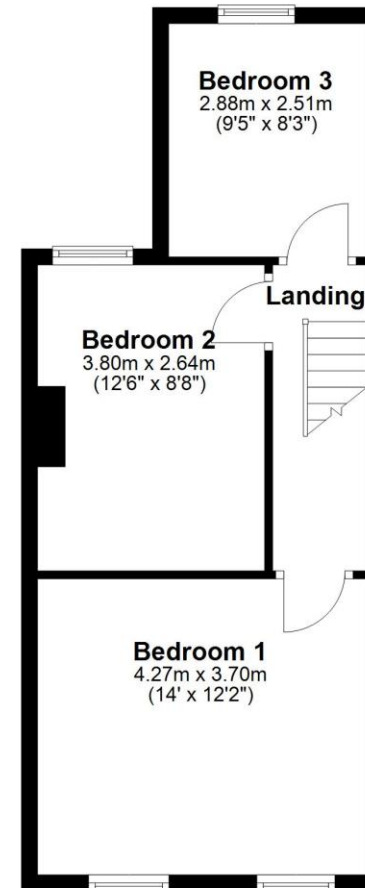
## Ground Floor

Approx. 47.1 sq. metres (507.0 sq. feet)



## First Floor

Approx. 38.6 sq. metres (415.2 sq. feet)



Total area: approx. 85.7 sq. metres (922.2 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.





### Attributes

3 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: D

Council Tax Band: B



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