



Palmer & Partners



Chesterfield Drive, Ipswich, Suffolk,
IP1 6DP

Guide Price £400,000 to £425,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

- EPC Rating A
- No Onward Chain
- Three Bedroom Detached House
- 24ft Dual Aspect Living Room
- Contemporary Kitchen
- Conservatory
- Luxurious First Floor Shower Room
- Stylish Ground Floor Cloakroom
- Garage & Ample Off-Road Parking
- Solar Panels & ADT Alarm System
- Rear Garden with Entertaining Area

This ultra stylish and very energy efficient detached home, with an energy performance rating of A, is located towards the west side of Ipswich and is being sold with no onward chain. The current owners have created a stunning family home full of mod cons and high-end technology which must be seen to fully appreciate. There are solar panels, underfloor heating throughout most of the ground floor, separate thermostats for heating upstairs and downstairs, and an ADT alarm system. Further benefits include off-road parking for several cars, a garage, rear garden with outside cooking / barbecue and

entertaining area, double-glazing, and gas central heating.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station with a journey time of approximately 1hr 15mins. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars



and restaurants, together with the University of Suffolk.

Outside – Front: The property has a large frontage with a block-paved driveway providing off-road parking for several cars, access to the garage, and a gate leading to the rear garden.

Garage: 18'9" x 8'3" (5.72m x 2.51m) Electric up and over door, sliding patio door into the conservatory, and tiled floor.

Front Porch: Tiled floor, door to the cloakroom, and doorway into the reception hall.

Cloakroom: A stylish two-piece suite comprising low-level WC and space-

saving sink; with a wall-mounted heated mirror, tiled walls, tiled floor with underfloor heating, and a high-level double-glazed opaque window to the front aspect.

Reception Hall: 10'11" x 10' (3.33m x 3.05m) The spacious hallway has a vertical radiator, tiled floor with underfloor heating, a solid wood staircase with glass balustrades and inset lighting, understairs cupboard and two pull-out cupboards, and doors to the living room and kitchen.

Living Room: 24'3" x 13'10" (7.4m x 4.22m) The dual aspect reception room has a double-glazed window to the front and double-glazed sliding patio door opening onto the



terrace. There are two vertical radiators, laminate floor with underfloor heating, a wall-mounted air conditioning unit, and lighting incorporated into the ceiling and LED spotlights.

Kitchen: 13'11" x 10'11" (4.24m x 3.33m)
The kitchen is fitted with an extensive range of contemporary handleless eye and base level units and drawers with kickboard lighting, roll edge work surfaces incorporating a breakfast bar, sink with glass cover, and tiled splashbacks. Appliances include an integrated AEG double oven, Samsung induction hob and extractor panel with LED lights, and space for a fridge freezer, dishwasher

and washing machine. There is a cupboard housing the gas boiler, ceiling heating panel, tiled floor with underfloor heating, double-glazed window to the rear aspect, and door through to:

Conservatory: 8'3" x 6'8" (2.51m x 2.03m) Double-glazed windows to the rear and side aspects, double-glazed door opening onto the terrace, tiled floor, stone clad walls, and sliding patio door into the garage.

First Floor Landing: Double-glazed window to the side aspect, laminate floor, and doors to the bedrooms and shower room.

Bedroom: 15'2" x 12' (4.62m x 3.66m)
Double-glazed window to the rear aspect, modern radiator, laminate floor, built-in wardrobe with sliding door, and access to the loft which is boarded.

Bedroom: 15'6" x 12'3" (4.72m x 3.73m)
Double-glazed window to the front aspect, modern radiator, laminate floor, and built-in bedroom furniture.

Bedroom: 10' x 8'11" (3.05m x 2.72m)
Double-glazed window to the front aspect and modern radiator.

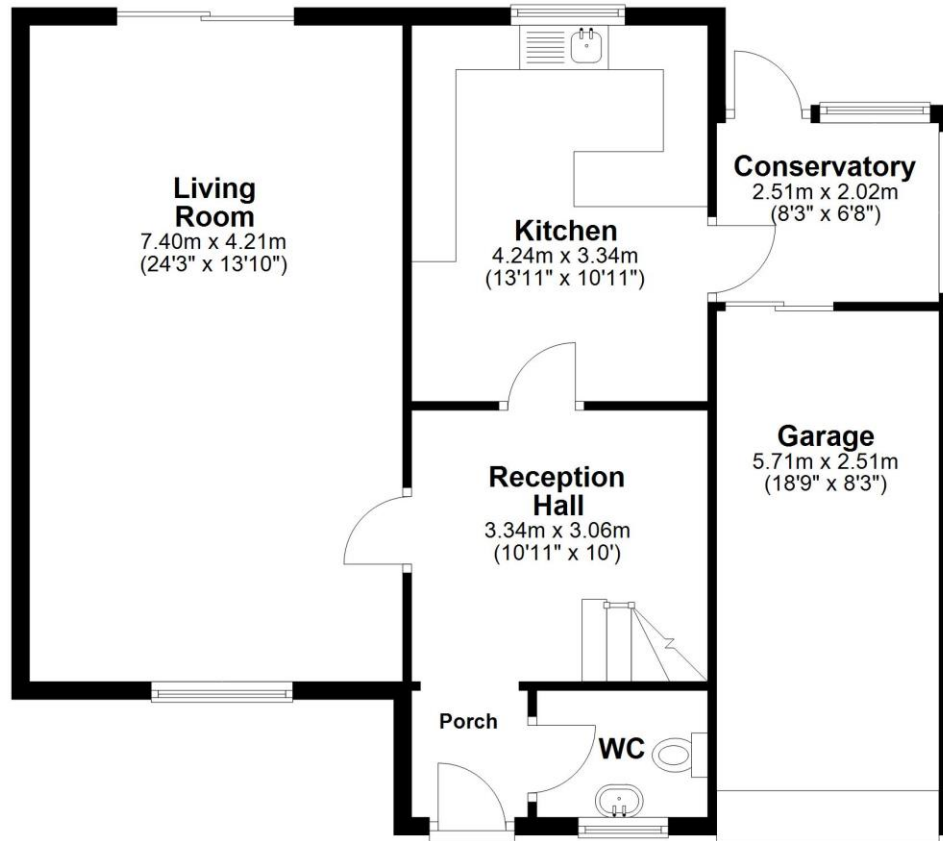
Shower Room: 9'7" x 8'3" (2.92m x 2.51m) A luxurious three-piece suite comprising low-level WC, hand wash basin with drawer beneath, and a double-width walk-in shower

enclosure with two showerheads and wall-mounted Bluetooth TV. The shower room has two wall-mounted cabinets, a wall-mounted heated mirror with Bluetooth and lighting, heated towel rail, tiled walls and floor, and a double-glazed opaque window to the rear aspect.

Outside – Rear: The well-maintained garden is brilliant for socialising with a large patio terrace with stone cladding leading out from the living room and conservatory. Steps lead down to a lawn and a covered barbecue / cooking / entertaining area. The garden is fully enclosed by fencing.

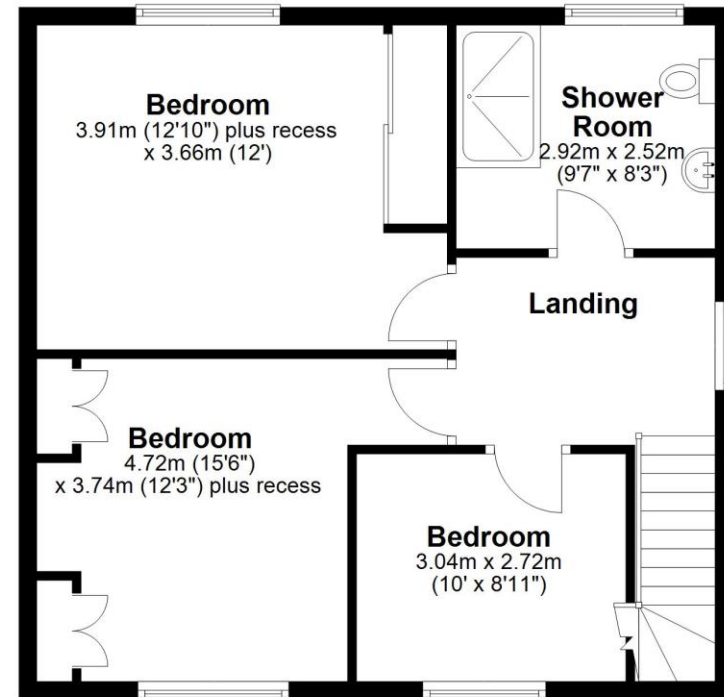
Ground Floor

Approx. 82.2 sq. metres (884.3 sq. feet)



First Floor

Approx. 59.0 sq. metres (634.7 sq. feet)



Total area: approx. 141.1 sq. metres (1519.0 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.



Attributes

3 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: A

Council Tax Band: D



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

[palmerpartners.com](https://www.palmerpartners.com)