



Goodwood Close, Ipswich, Suffolk,
IP1 6SY
Guide Price £400,000 to £425,000

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- Extended Detached House
- Four Good Size Bedrooms
- Two Generous Reception Rooms
- Spacious Kitchen/Breakfast Room
- Utility Room & Ground Floor WC
- Bathroom & En-Suite Shower Room
- Off-Road Parking to Front
- Landscaped Rear Garden



Tucked away at the end of a peaceful cul-de-sac on the highly desirable northwest side of Ipswich, lies this beautifully presented and thoughtfully extended four-bedroom detached home. The property enjoys a landscaped rear garden, block-paved driveway providing off-road parking to the front for two/three cars, and a garage that has been partially converted to create a highly practical utility room to the rear, while the remaining front section provides valuable storage space.

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: A block-paved driveway provides off-road parking for two/three cars, with a side gate giving access to the rear garden. An up and over door leads into the converted garage, with the front section retained for storage and the rear section transformed into a useful utility room.

Entrance Hall: Radiator, stairs rising to the first floor, useful understairs cupboard, and doors leading to the cloakroom, utility room, dining room, and kitchen/breakfast room.

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

part tiled walls, and opaque window to the rear aspect.

Utility Room: 9'11" x 8'2" (3.02m x 2.5m) Window to the rear aspect with space for a washing machine, tumble dryer and fridge freezer.

Dining Room: 16'4" x 11'11" (4.98m x 3.63m) Window to the front aspect, radiator, and door leading through to:

Living Room: 17'8" x 13' (5.38m x 3.96m) French doors opening out to the rear garden, ceiling inset spotlights, a radiator, and a feature brick fireplace with wood surround and inset multi-fuel burner.



Kitchen/Breakfast Room: 19'5" x 8'11" (5.92m x 2.72m) Fitted with a range of modern eye and base units with drawers, the kitchen features roll edge work surfaces, a sink and drainer, and splashbacks. There is an integrated double oven, gas hob with extractor hood above, built-in wine rack, and space for a fridge freezer. Additional benefits include two radiators, a breakfast bar, two rear-facing windows, and a door leading out to the rear garden.

First Floor Landing: Airing cupboard, loft access, and doors to the bedrooms and bathroom.

Bedroom One: 12'8" x 11'2" (3.86m x 3.4m) Two Velux windows, a radiator, generous eaves storage, and built-in double wardrobe with sliding door, with a door leading through to:

En-Suite Shower Room: A three-piece suite comprising a shower enclosure, low-level WC and vanity hand wash basin with ample storage beneath, along with a heated towel rail, part tiled walls, generous eaves storage, and a Velux window.

Bedroom Two: 11'9" x 8'6" (3.58m x 2.6m) Window to the front aspect, radiator, and a built-in wardrobe

with drawers concealed behind a sliding door.

Bedroom Three: 9'11" x 9'9" (3.02m x 2.97m) Window to the front aspect and a radiator.

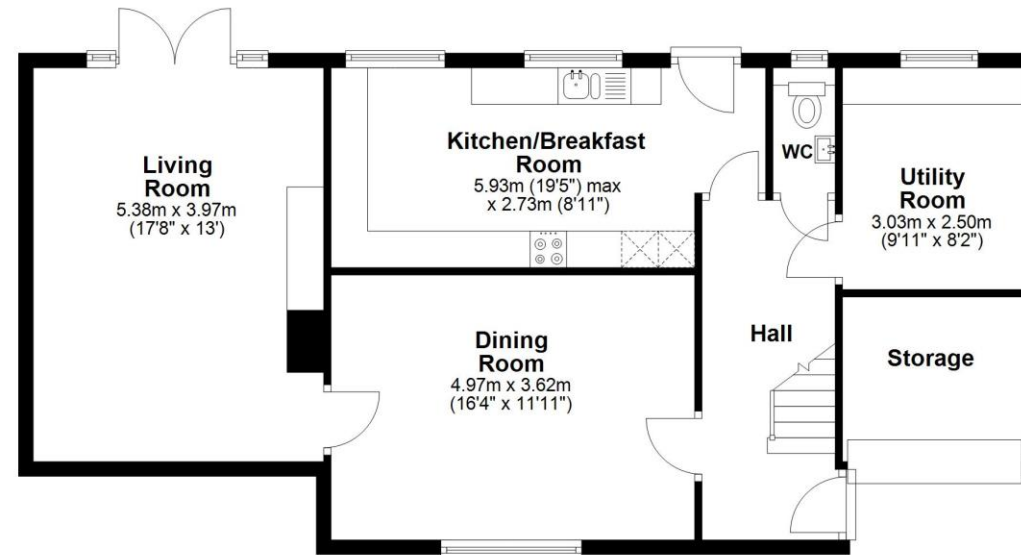
Bedroom Four: 9'9" x 9'1" (2.97m x 2.77m) Window to the front aspect and a radiator.

Family Bathroom: A three-piece suite comprising a bath with shower over and glass shower screen, low-level WC and vanity hand wash basin with storage beneath, along with a radiator, tiled walls, and two opaque windows to the rear aspect.

Outside – Rear: The generous, landscaped garden is predominantly laid to lawn with a large patio seating area with pergola leading out from the living room and kitchen. The garden features an outside tap, stone area with raised vegetable patches, greenhouse and wooden shed, and is well-stocked with flowerbeds, shrubs and mature trees.

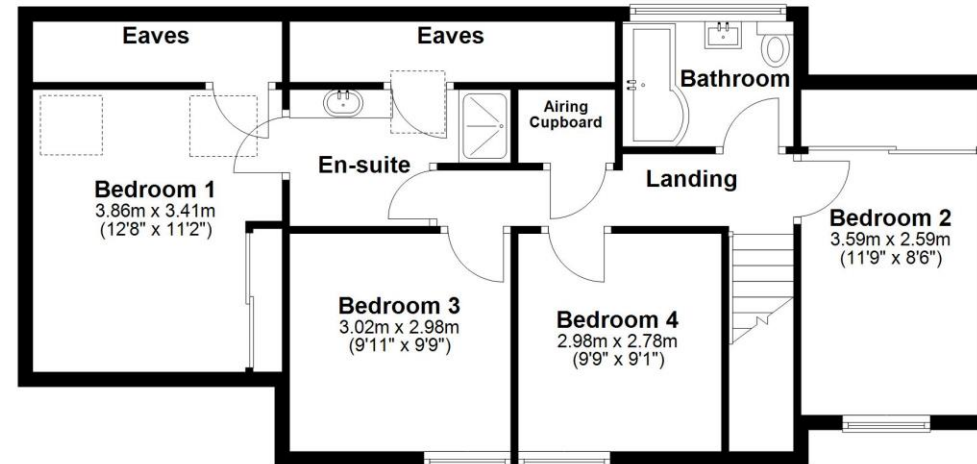
Ground Floor

Approx. 80.3 sq. metres (864.5 sq. feet)



First Floor

Approx. 69.3 sq. metres (745.4 sq. feet)



Total area: approx. 149.6 sq. metres (1609.9 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

4 Bedrooms, 2 Bathroom, 2 Reception,

EPC Rating: C

Council Tax Band: E



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