



Palmer & Partners



Felixstowe Road, Ipswich, Suffolk, IP3
8TE
Guide Price £450,000 to £475,000

Palmer & Partners

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- Stunning Detached House
- Three Double Bedrooms
- 33ft Kitchen / Dining Room
- 22ft Sitting Room
- New Bathroom & En-Suite Shower Room
- New Study / Office & Utility Room
- Ample Off-Road Parking
- Electric Vehicle Charging Point
- Generous Rear Garden with Two Verandas

This truly stunning three bedroom detached house, situated towards the popular east side of Ipswich just a few minutes' drive from the A14 and close to Ipswich Hospital, has undergone a complete transformation by the current owners including converting the garage to create a separate study / office and utility room, they have opened up the kitchen and dining room creating a fantastic 33ft open plan kitchen / dining room, and added an en-suite off the master bedroom. This spectacular family home occupies a good size plot and benefits from ample off-road parking to the front for several cars, electric vehicle charging

point, and a generous rear garden with two verandas. As agents, we recommend the earliest possible internal viewing to fully appreciate the quality and size of the accommodation on offer which comprises front porch; entrance hall; stunning 33ft open plan kitchen / dining room; 22ft sitting room; a study / office and utility room which was formerly the garage; ground floor cloakroom; newly fitted family bathroom; and three double bedrooms with an en-suite shower room to the master bedroom. 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. 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: There is a large driveway providing ample off-road parking for several cars with hedge borders and two wooden swing gates.

Front Porch: Karndean flooring and doorway through to:

Entrance Hall: Karndean flooring, radiator, stairs to the first floor, under stairs cupboard, and doors to:

Kitchen / Dining Room: 33'4" x 13'2" (10.16m x 4.01m) The stunning open plan kitchen / dining room is fitted with an extensive range of contemporary eye and base level units and drawers; quartz work surfaces and upstands incorporating a breakfast bar; inset sink and drainer; space for Rangemaster style cooker and American style fridge freezer; space and plumbing for a dishwasher; integrated wine fridge; large built-in extractor hood; Karndean flooring; two radiators;



feature fireplace with wood store; inset spotlights; bay window to the front aspect; windows to the rear and side aspects; door opening onto a veranda with glass balustrade; and door opening through to:

Sitting Room: 22'3" x 18'8" (6.78m x 5.7m) Window to the rear aspect, patio doors opening onto a veranda with glass balustrade which overlooks the rear garden, two radiators, and inset spotlights.

Study / Office: 12'8" x 9'6" (3.86m x 2.9m) Window to the front aspect, radiator, inset spotlights, and doorway through to:

Utility Room: 9'6" x 4'11" (2.9m x 1.5m) Fitted with base level units,

sink and drainer, space for fridge freezer and tumble dryer, and space and plumbing for a washing machine.

Cloakroom: Two piece suite comprising low-level WC and vanity hand wash basin with storage beneath, heated towel rail, and obscure window to the front aspect.

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

Master Bedroom: 15'2" x 13'2" (4.62m x 4.01m) Bay window to the front aspect, radiator, two sets of built in wardrobes with dressing



table and lighting and door through to:

En-Suite Shower Room: Three piece suite comprising shower cubicle, low-level WC and vanity hand wash basin with storage beneath; heated towel rail; tiled flooring; and obscure window to the side aspect.

Bedroom Two: 13'8" x 12' (4.17m x 3.66m) Dual aspect with two windows to the side and window to the rear, and radiator.

Bedroom Three: 11'5" x 8'9" (3.48m x 2.67m) Window to the rear aspect and radiator.

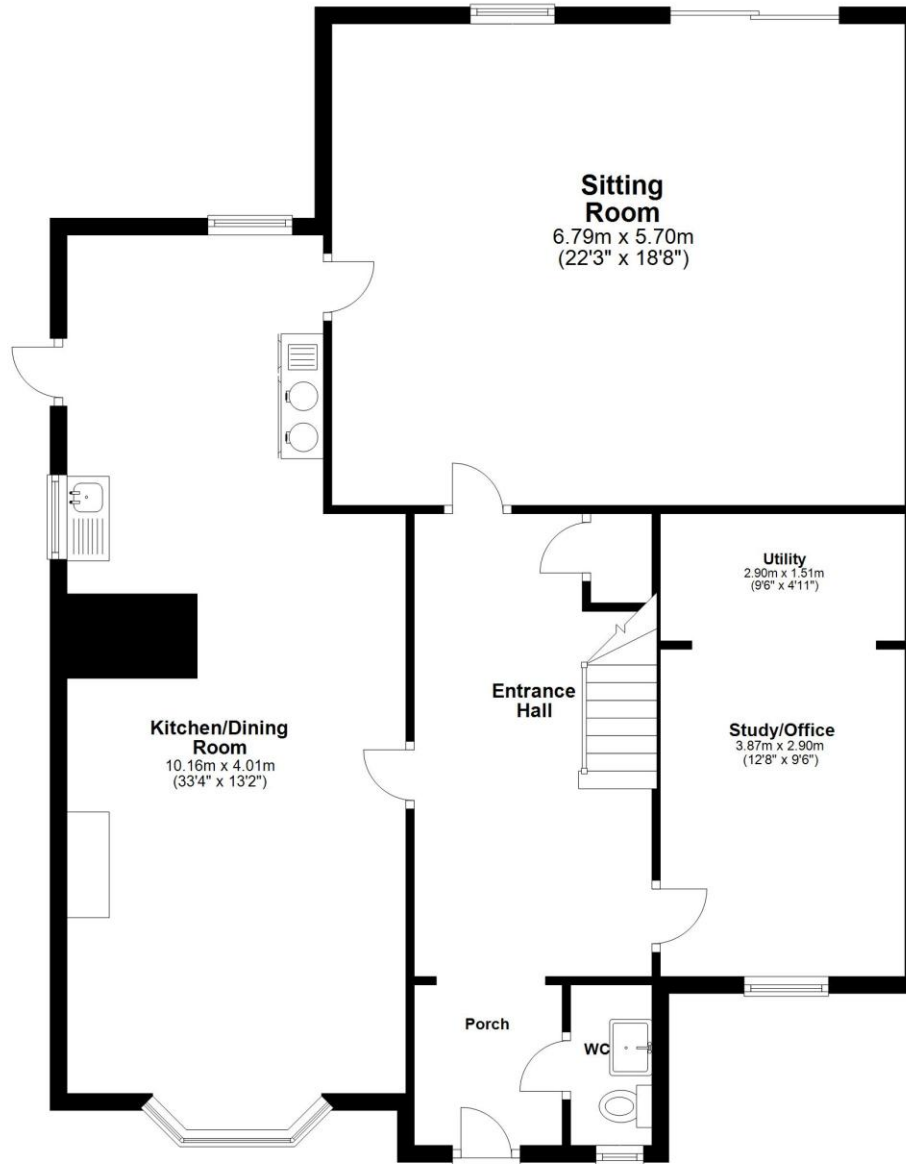
Family Bathroom: New Howdens family bathroom recently fitted, bath with rain shower over and

shower screen, part tiles wall, vanity basin with quartz top and storage beneath, WC, wall mounted lighted vanity mirror, upright radiator and built in electric toothbrush charger.

Outside – Rear: Off the lounge is a raised veranda which is fully enclosed by a glass balustrade and off the kitchen is a further veranda with glass balustrade and steps down to a patio seating area. The remainder of the garden is laid to lawn with raised flowerbeds and a stepping stone path leading to a further patio seating area to the rear with covered pergola, shed to remain, and the garden is fully enclosed by panel fencing.

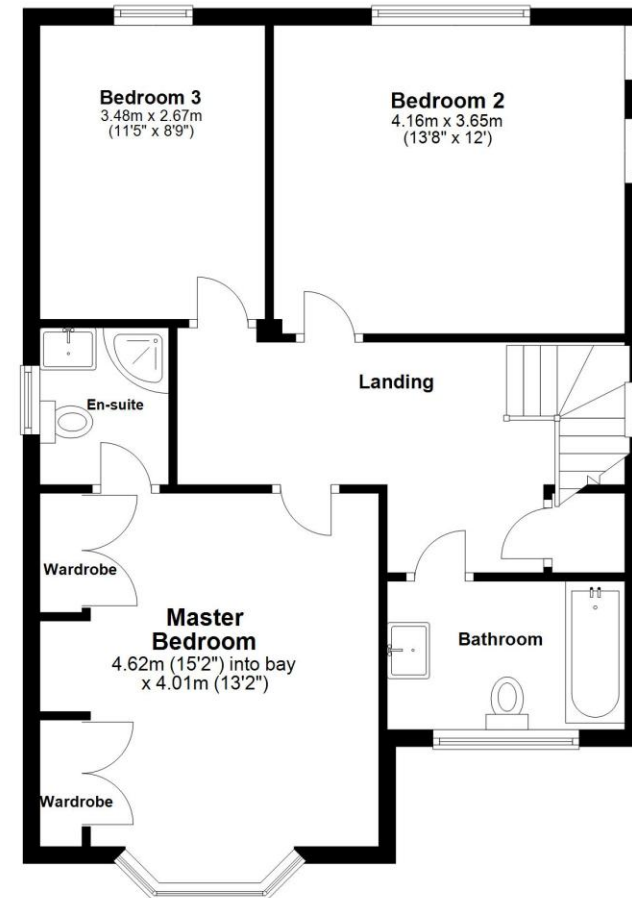
Ground Floor

Approx. 115.7 sq. metres (1245.0 sq. feet)



First Floor

Approx. 62.9 sq. metres (677.3 sq. feet)



Total area: approx. 178.6 sq. metres (1922.2 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, 2 Bathroom, 2 Reception,

EPC Rating: C

Council Tax Band: E



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