



Palmer & Partners



Westholme Road, Ipswich, Suffolk,

IP1 4HH

Guide Price £300,000 to £325,000

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- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Utility Room & Cloakroom
- First Floor Family Bathroom
- Single-Storey Extension to Rear
- Off-Road Parking for Two/Three Cars
- Large Garage
- Rear Garden in Excess of 80ft (STS)

Located towards the west side of Ipswich and offering good access out to the A14 commuter trunk road lies this nicely presented three-bedroom semi-detached house occupying a good size plot. The property has had a single-storey extension to the rear creating a wonderful open plan kitchen/breakfast room and comes with off-road parking to the front for two to three cars, a garage, and a rear garden which measures in excess of 80ft (subject to survey). As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which

comprises an entrance hall, dining room, lounge, kitchen/breakfast room, utility room and cloakroom, first floor landing, family bathroom, and three 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.

**Outside – Front:** The garden is laid to lawn and enclosed by low-retaining wall and fencing. A block-paved driveway provides off-road parking for two to three cars in front of the garage.

**Garage:** 16'4" x 9' (4.98m x 2.74m) Double doors to the front providing vehicular access, pedestrian door opening out to the rear garden, and power and light is connected.

**Entrance Hall:** Radiator, staircase rising to the first floor with understairs study area, and doors providing access to the dining room, living room and utility room.

**Dining Room:** 13'11" x 12'2" (4.24m x 3.7m) Bay window to the front aspect and a radiator.

**Lounge:** 16'1" x 10'11" (4.9m x 3.33m) Radiator, period fireplace, and an opening through to:

**Kitchen/Breakfast Room:** 16'3" x 13'9" (4.95m x 4.2m) The kitchen is



fitted with a range of modern eye and base units and drawers complemented by under-cabinet lighting, solid wood worktops, a butler sink, and stylish metro-tiled splashbacks. The dishwasher is integrated and there is additional space for a range-style cooker with an extractor hood above and space for a fridge freezer. Further features include a radiator, inset ceiling spotlights, and a peninsula bar that neatly separates the kitchen from the breakfast area. A rear-facing window provides natural light, while French doors open directly onto the rear garden, and a further door leads to:

**Utility Room:** 10'1" x 6'2" (3.07m x 1.88m) The utility room is fitted with a range of matching eye and base units with drawers, roll edge work surfaces, sink and drainer, and tiled splashbacks. There is space for a washing machine and tumble dryer, a radiator, window to the side aspect, door opening out to the side, and a further door leading to:

**Cloakroom:** A two-piece suite comprising a high-level WC and hand wash basin with tiled splashback, along with a heated towel rail.

**First Floor Landing:** Opaque window to the side aspect, access



to the loft, and doors leading to the bathroom and bedrooms.

**Family Bathroom:** A three-piece suite comprising a bath with shower over and shower screen, low-level WC and vanity hand wash basin with storage beneath. The bathroom also features a heated towel rail, tiled floor, part tiled walls, and an opaque window to the front aspect.

**Bedroom One:** 13'7" x 9'2" (4.14m x 2.8m) Bay window to the front aspect, radiator, ceiling inset spotlights, and a range of fitted wardrobes with mirrored sliding doors.

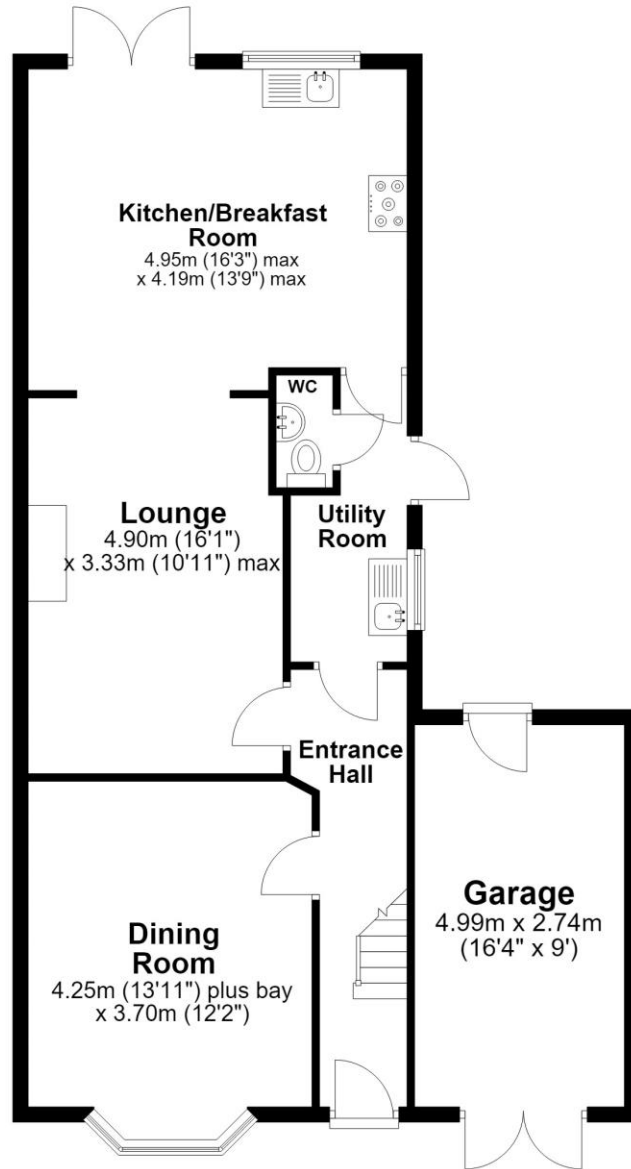
**Bedroom Two:** 13'4" x 10' (4.06m x 3.05m) Window to the rear aspect and a radiator.

**Bedroom Three:** 10'1" x 7'2" (3.07m x 2.18m) Window to the rear aspect and a radiator.

**Outside - Rear:** The well-maintained garden measures in excess of 80ft (subject to survey) and is predominantly laid to lawn with a raised patio seating area, two wooden sheds, mature trees and hedging, raised flowerbeds, door to the garage, and is enclosed by fencing.

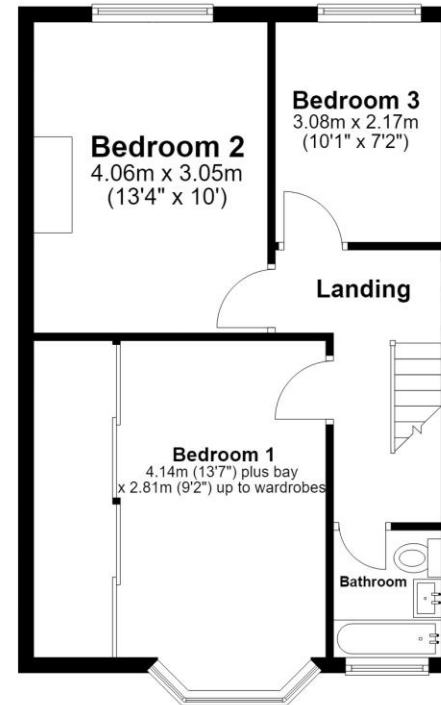
### Ground Floor

Approx. 81.4 sq. metres (875.8 sq. feet)



### First Floor

Approx. 44.4 sq. metres (478.2 sq. feet)



Total area: approx. 125.8 sq. metres (1354.0 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, 2 Reception,

EPC Rating: C

Council Tax Band: C



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