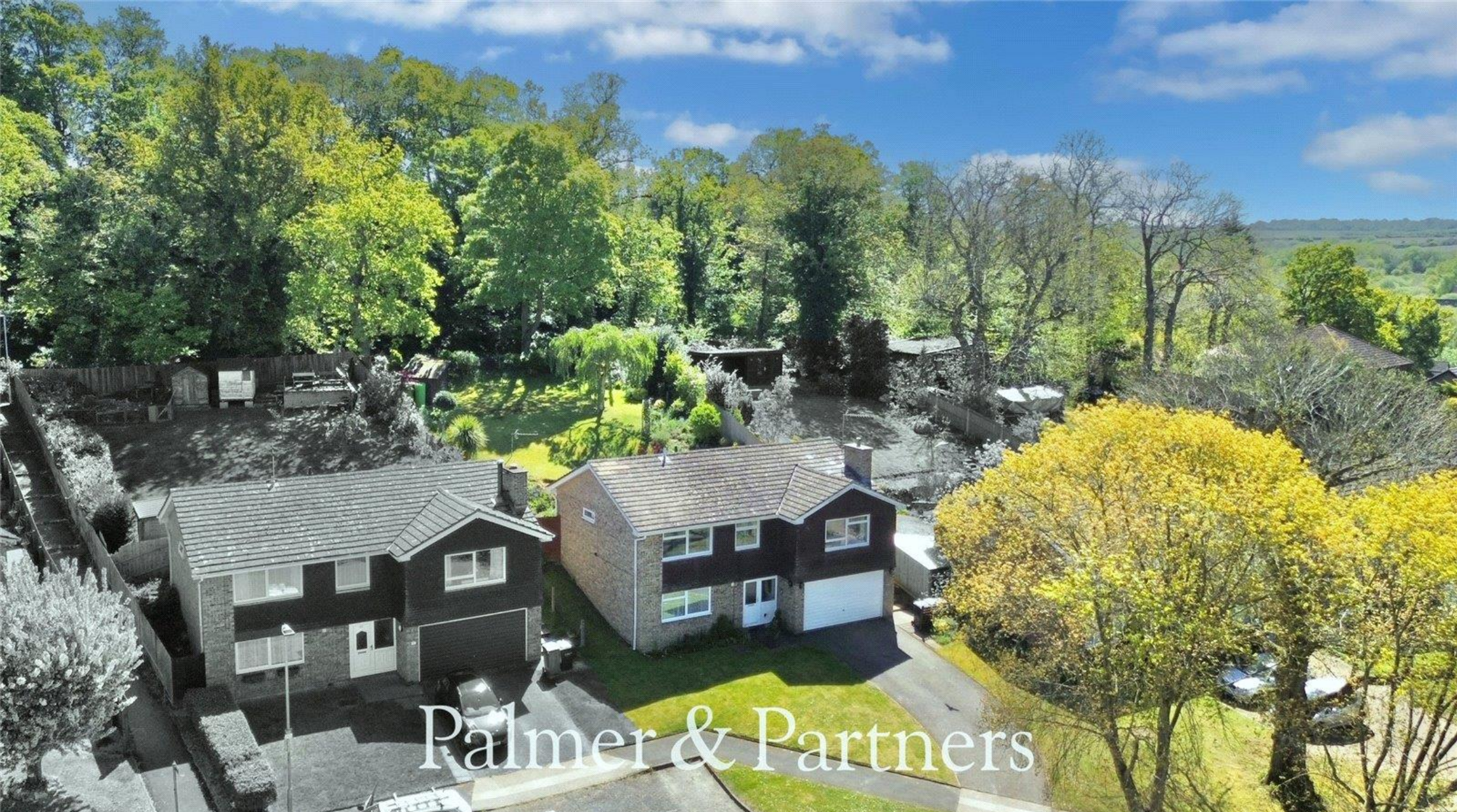




Palmer & Partners



Badgers Bank, Ipswich, Suffolk, IP2

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Guide Price £350,000 to £375,000

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- Spacious Detached House
- Four Bedrooms (One on Ground Floor)
- Generous Lounge
- 20ft Kitchen/Dining Room
- Utility Room & Ground Floor WC
- First Floor Family Bathroom
- Integral Double Garage
- Off-Road Parking for Two/Three Cars
- Beautifully Landscaped Rear Garden



Situated towards the southwest side of Ipswich offering good access to the mainline train station together with A12 and A14 commuter trunk roads, lies this nicely presented four-bedroom detached house. The property is tucked away at the end of a cul-de-sac in an elevated position with lovely views from the front, has a lovely spacious and light feel throughout, and comes with a beautifully landscaped and well-stocked rear garden, an integral double garage, and off-road parking for two/three cars.

We strongly recommend an early internal viewing to fully appreciate

the quality and generous proportions of this accommodation. The ground floor features an inviting entrance hall, a cloakroom, utility room, and a good-sized double bedroom. The first floor offers a spacious lounge, an impressive 20ft kitchen/dining room ideal for modern family living, three further bedrooms along with a well-appointed family bathroom, providing ample space for a growing family or visiting guests.

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 wraps around the front and side of the property. To the other side, a set of steps lead to the rear garden. A driveway provides off-road parking for two/three cars in front of the garage.

Integral Double Garage: 18'7" x 15'8" (5.66m x 4.78m) Electric up and over door, pedestrian door providing access into the entrance hall, two radiators, and power and light is connected. There is the potential to convert the garage into another reception room (subject to the relevant planning permissions).

Entrance Hall: Window to the front aspect, a radiator, stairs to the first



floor with understairs cupboard, and doors to the integral garage and ground floor accommodation.

Cloakroom: A two-piece suite comprising a low-level WC and vanity hand wash basin with storage beneath and tiled splashback, along with a radiator.

Utility Room: 5'3" x 4'9" (1.6m x 1.45m) Eye and base units with roll edge work surface incorporating a sink and there is space and plumbing for a washing machine.

Bedroom: 13' x 9'11" (3.96m x 3.02m) Window to the front aspect and a radiator.

First Floor Landing: Double airing cupboard which houses the boiler, a

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

Lounge: 18' x 15'11" (5.49m x 4.85m) Window to the front aspect, high-level window to the side aspect, and two radiators.

Kitchen/Dining Room: 20'2" x 12'9" (6.15m x 3.89m) Fitted with an extensive range of matching eye and base units with drawers, roll edge work surfaces, sink and drainer, and tiled splashbacks. Integrated appliances include a dishwasher and range-style cooker with hob and extractor hood above, with space for a fridge freezer. There is a radiator, tiled floor, ample space for a dining

table and chairs, window to the rear aspect, high-level window to the side aspect, and a sliding patio door opening out to the rear garden.

Bedroom: 13' x 11'6" (3.96m x 3.5m) Window to the front aspect, a radiator, and a built-in wardrobe.

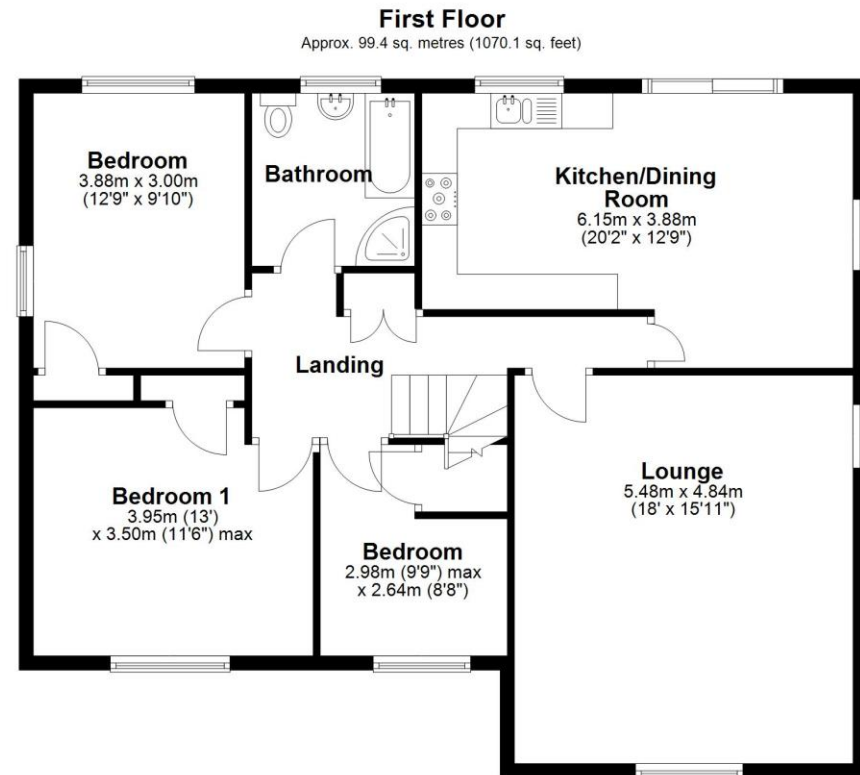
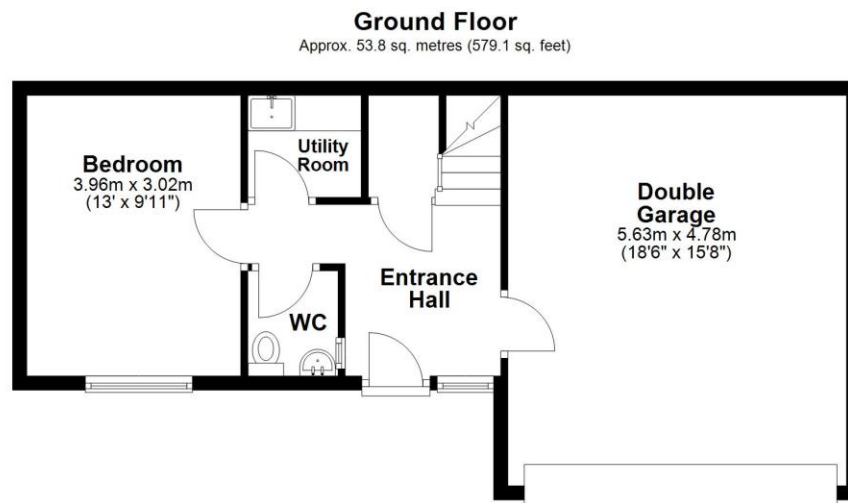
Bedroom: 12'9" x 9'10" (3.89m x 3m) Windows to the rear and side aspects, a radiator, and built-in wardrobe.

Bedroom: 9'9" x 8'4" (2.97m x 2.54m) Window to the front aspect, a radiator, and a built-in wardrobe.

Family Bathroom: A four-piece suite comprising a bath, shower enclosure, low-level WC and pedestal hand wash basin, along with a heated

towel rail, tiled floor and walls, and an opaque window to the rear aspect.

Outside – Rear: The beautifully landscaped south-facing garden is well-stocked with an abundance of shrubs, flowers, mature trees and hedging. Leading out from the kitchen/dining room is a large patio seating area with steps up to the large lawn. The garden is fully enclosed by fencing, very private, and has side access with steps down to the front garden.



Total area: approx. 153.2 sq. metres (1649.2 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

4 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: To be confirmed

Council Tax Band: E



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

01473 211705

suffolk@palmerpartners.com

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