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58 Holcombe Crescent, Ipswich,
Suffolk, IP2 9PW
Guide Price £325,000 to £350,000

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- Extended Semi-Detached House
- Four Double Bedrooms
- Two Receptions Plus Breakfast Room
- Modern Kitchen
- First Floor Bathroom & Shower Room
- Off-Road Parking & Garage
- Generous Rear Garden



Located towards the southwest side of Ipswich and offering good access out to the A12 and A14 commuter trunk roads and mainline train station lies this nicely presented and heavily extended four-bedroom semi-detached house. The property has had a substantial double-storey extension to the rear and comes with ample off-road parking to the front for three to four cars, a garage, and generous rear garden with two resin seating areas. As agents, we recommend the earliest possible internal viewing to fully appreciate the quality and size of

accommodation this property has to offer. The ground floor comprises an entrance hall, kitchen which opens through to a breakfast room, a 24ft living room, and dual aspect dining room. The first floor has a landing, 21ft master bedroom with ample storage, three further double bedrooms, a family bathroom, and a shower room.

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: There is a block-paved driveway providing off-road parking for three to four cars in front of the garage, a laid to stone area, and gated side access to the rear garden.

Garage: 16'10" x 10'1" (5.13m x 3.07m)
Up and over door.

Entrance Hall: Radiator and doors providing access to the kitchen, living room and dining room.

Kitchen: 10'11" x 8'10" (3.33m x 2.7m)
Fitted with an extensive range of matching eye and base cupboards and drawers with under unit lighting, roll edge work surfaces,



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sink and drainer, tiled splashbacks, integrated dishwasher, double oven and gas hob with extractor hood over, water softener, window to the side aspect, and the kitchen opens through to:

Breakfast Room: 9'11" x 8'11" (3.02m x 2.72m) Eye and base units with roll edge work surface incorporating a sink with tiled splashback, space for a washing machine and tumble dryer, wall-mounted boiler, radiator, window to the rear aspect, and a door opening out to the side.

Living Room: 24'11" x 11'9" (7.6m x 3.58m) Sliding patio door opening out to the rear garden, two

radiators, feature fireplace, and ceiling inset spotlights.

Dining Room: 15'11" x 10'10" (4.85m x 3.3m) Dual aspect with windows to the front and side, radiator, and staircase rising to the first floor with an understairs cupboard.

First Floor Landing: Airing cupboard, access to the loft via a pull-down ladder, and doors leading to the bedrooms, bathroom and shower room.

Master Bedroom: 21'9" x 11' (6.63m x 3.35m) Window overlooking the rear garden, radiator, and four sets of built-in wardrobes with overhead storage.

Bedroom Two: 14'7" x 10' (4.45m x 3.05m) Window to the front aspect, radiator, and a built-in wardrobe.

Bedroom Three: 9'11" x 8'11" (3.02m x 2.72m) Window to the rear aspect and radiator.

Bedroom Four: 9'11" x 8'3" (3.02m x 2.51m) Window to the front aspect, radiator, and a built-in wardrobe.

Family Bathroom: A three-piece suite comprising a bath, low-level WC and pedestal hand wash basin, along with a radiator, tiled walls, and an opaque window to the side aspect.

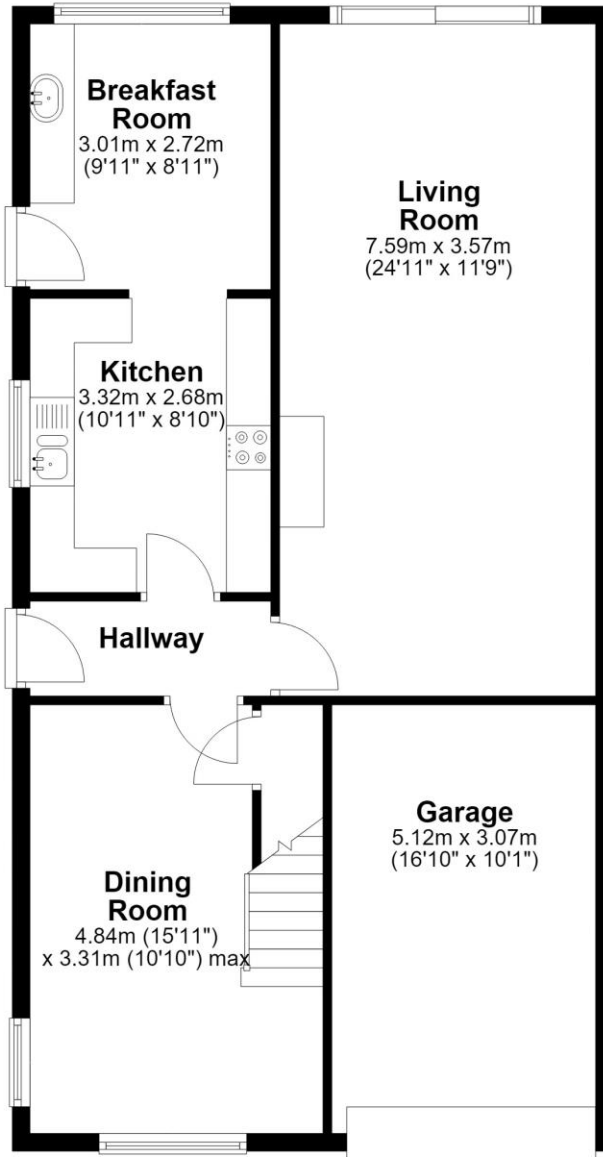
Shower Room: A three-piece suite comprising a shower enclosure,

low-level WC and vanity hand wash basin with ample storage beneath, along with a radiator, tiled splashbacks, tiled floor, and an opaque window to the side aspect.

Outside - Rear: The wonderful garden has a large resin patio, ideal for alfresco dining, leading out from the living room with steps up to a side return. The lawn then slopes down with circular paving steps leading to a further resin seating area with mature trees to the rear of the garden together with a shed. There is an outside tap, shingle borders, and the garden is enclosed by fencing.

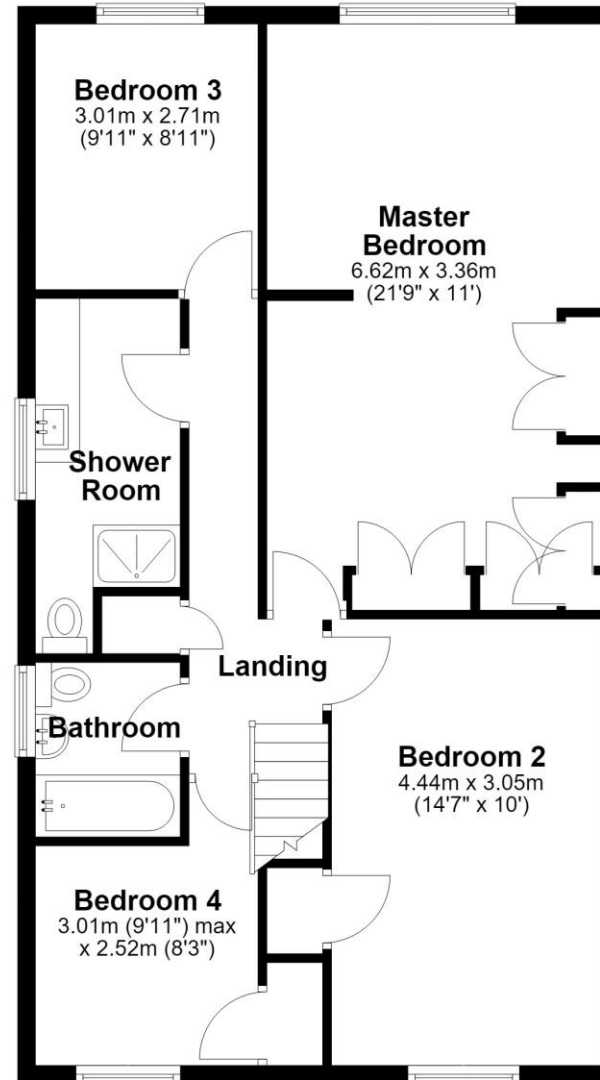
Ground Floor

Approx. 81.3 sq. metres (874.6 sq. feet)



First Floor

Approx. 71.0 sq. metres (764.5 sq. feet)



Total area: approx. 152.3 sq. metres (1639.1 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.



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Attributes

4 Bedrooms, 2 Bathroom, 3 Reception,

EPC Rating: To be confirmed

Council Tax Band: C



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

01473 211705

suffolk@palmerpartners.com

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