



Palmer & Partners



Dorchester Road, Ipswich, Suffolk,
IP3 8RQ
Asking Price £450,000

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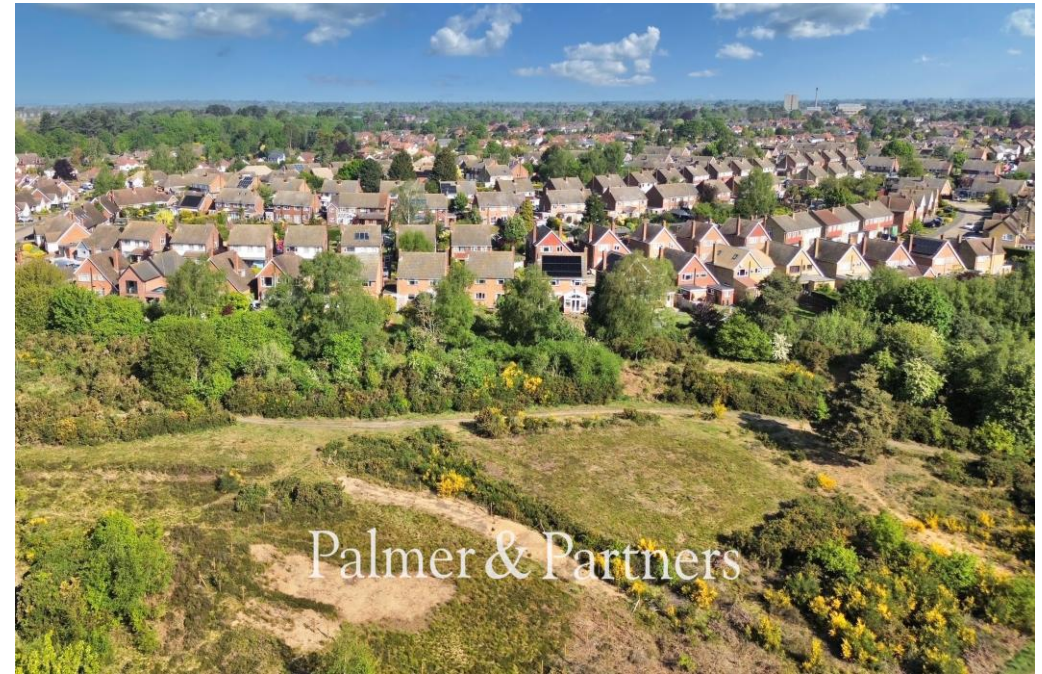
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- Backing onto Bixley Heath Nature Reserve
- No Onward Chain
- Four-Bedroom Detached House
- Two Reception Areas
- Kitchen with Walk-in Pantry
- Ground Floor Cloakroom
- First Floor Wet Room
- Rear Garden of Approximately 100ft (STS)
- Off-Road Parking & Garage
- Would Benefit from Updating & Modernising

Situated on the sought-after east side of Ipswich, within the Broke Hall development and Copleston School catchment area, this four-bedroom detached house is offered with no onward chain. The property backs directly onto Bixley Heath Nature Reserve and, while it would benefit from some updating and modernisation, it offers excellent potential. Features include a mature, well-stocked south-facing rear garden measuring approximately 100ft (subject to survey)-with a gate providing direct access to the nature reserve-off-road parking to

the front, a garage, and an outbuilding accessible from both the front and rear.

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 well-stocked with shrub borders. There is access to the outbuilding, off-road parking in front of the garage, and a storm porch.

Garage: 15'6" x 7'2" (4.72m x 2.18m)
Up and over door.

Front Porch: Original parquet flooring, a coat cupboard, and a door leading to:

Entrance Hall: Window to the front aspect, original parquet flooring, a radiator, a coat cupboard, staircase rising to the first floor, an understairs cupboard with a light, doors to the cloakroom and lounge, and sliding doors into the kitchen.

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



walls and an opaque window to the side aspect.

Lounge: 15'5" x 11'11" (4.7m x 3.63m)

Window to the front aspect, a radiator, a working open fire, original parquet flooring under the carpet, and opaque windows through to the dining room.

Previously, there was a set of doors into the dining room which could be reinstated but currently there is an opening.

Dining Room: 10'1" x 9'3" (3.07m x 2.82m) Sliding patio door opening out to the rear garden, a radiator, and original parquet flooring.

Kitchen: 16'1" x 9'3" (4.9m x 2.82m)

Fitted with eye and base units, roll edge work surfaces, sink and drainer, tiled splashbacks, space for appliances, a walk-in pantry cupboard, a radiator, and a door to the outbuilding.

Galleried Landing: Window to the front aspect, airing cupboard, a radiator, and doors leading to the bedrooms and wet room.

Bedroom One: 13'10" x 12' (4.22m x 3.66m) Window to the front aspect and a radiator.

Bedroom Two: 12' x 10'11" (3.66m x 3.33m) Window to the rear aspect, a radiator, and a built-in wardrobe.

Bedroom Three: 12'4" x 9'5" (3.76m x 2.87m) Window to the rear aspect, a radiator, and a built-in wardrobe.

Bedroom Four: 8'6" x 7'10" (2.6m x 2.4m) Window to the front aspect and a radiator.

Wet Room: Opaque window to the front aspect, wall-mounted shower, hand wash basin, low-level WC, part tiled walls, and a radiator with towel rail.

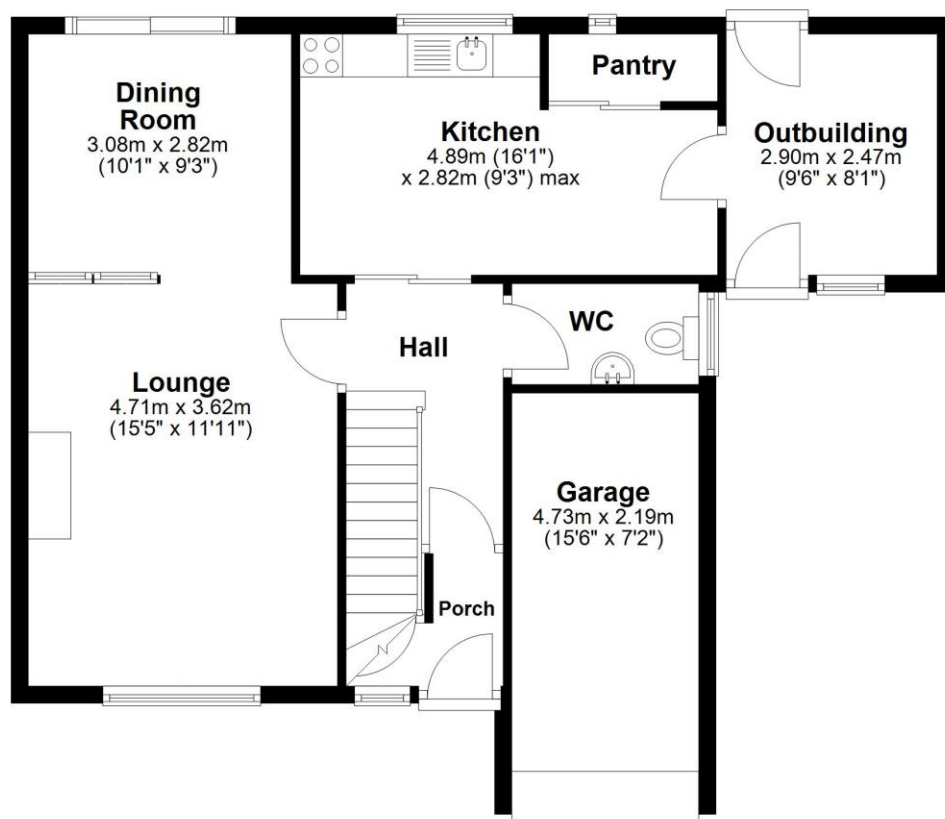
Outside – Rear: The south-facing garden extends to approximately 100ft (subject to survey) and is predominantly laid to lawn. It features mature hedging, trees and well-established shrubs, along

with a wooden shed, a ramp leading to the back door, and access to the outbuilding. The garden offers excellent privacy and includes a gate opening directly onto Bixley Heath Nature Reserve.

Outbuilding: 9'6" x 8'1" (2.9m x 2.46m) Window to the front aspect and doors to both the front and rear.

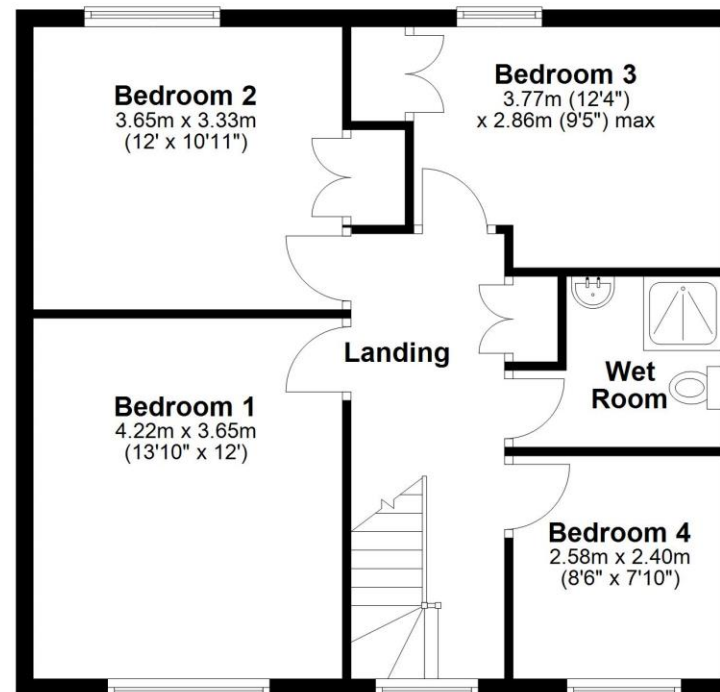
Ground Floor

Approx. 70.8 sq. metres (762.1 sq. feet)



First Floor

Approx. 62.2 sq. metres (669.0 sq. feet)



Total area: approx. 133.0 sq. metres (1431.1 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.



Attributes

4 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: D

Council Tax Band: E



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