



Palmer & Partners



Highfield Road, Ipswich, Suffolk, IP1
6DJ
Guide Price £375,000 to £385,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

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- Extended Semi-Detached House
- Four/Five Bedrooms
- Three/Four Reception Rooms
- Kitchen with Separate Cooking Area
- Utility Room & Ground Floor Cloakroom
- Spacious Four-Piece First Floor Bathroom
- Off-Road Parking for Three/Four Cars
- Rear Garden with Fishpond & Large Summerhouse

Located towards the west side of Ipswich and offering good access out to the A14 commuter trunk road lies this beautifully presented four/five-bedroom semi-detached house which has been updated and extended by the current owners over the years. This exquisite light and spacious family home is full of character features including picture rails and stable latch doors, and benefits from off-road parking to the front for three to four cars and a generous rear garden with feature fishpond and large summerhouse.

As agents, we recommend the earliest possible internal viewing to fully appreciate the quality and size of the accommodation on offer. The ground floor comprises a grand entrance hall,

room/bedroom, formal dining room, kitchen which has a separate cooking area, utility room, cloakroom, and a beautiful garden room. On the first floor is a 20ft library/bedroom, three bedrooms, and a very spacious four-piece family bathroom.

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: A substantial block-paved driveway provides off-road parking for three to four cars and is enclosed by low-retaining wall.

Entrance Hall: The grand hallway has a window to the front aspect, a radiator, tiled floor, a turning staircase rising to the first floor, and doors providing access to the dressing room/bedroom, living room and kitchen.

Living Room: 13'7" x 12'10" (4.14m x 3.9m) The cosy living room has a bay window to the front aspect with curved radiator beneath, fireplace, exposed floorboards, and a ceiling fan.

Dressing Room/Bedroom: 14'4" x 6'6" (4.37m x 1.98m) A versatile room with window to the front aspect, a radiator, and two sets of built-in wardrobes. It is currently being used as a dressing room but could be turned into a further bedroom or study.

Kitchen: 16'10" x 7'4" (5.13m x 2.24m) The stunning kitchen is fitted with an extensive range of contemporary eye and base cupboards with matching drawers, over unit and kickboard lighting, quartz work surfaces, and tiled splashbacks. There is a pull-out larder cupboard, space for an American-style fridge freezer, tiled floor, window to the rear aspect, is open plan into the dining room with a door into the utility room and feature exposed brick archway through to:



Cooking Area: 7'2" x 5'8" (2.18m x 1.73m)

This space has contemporary wall-mounted cupboards with matching drawers beneath, over unit and kickboard lighting, quartz work surface, tiled splashbacks, space for a six-ring range-style gas oven with built-in extractor hood above, tiled floor, and a window through to the utility room.

Dining Room: 12'2" x 10'10" (3.7m x 3.3m)

The formal dining room has a sliding patio door opening into the garden room, a radiator, tiled floor, and a built-in wine rack with base units.

Utility Room: 9'4" x 6'5" (2.84m x 1.96m)

The utility room has contemporary wall-mounted cupboards with granite work surface beneath, exposed brickwork, space for a washing machine, dishwasher and undercounter fridge, a door opening out to the rear garden, and a door leading to:

Cloakroom: Low-level WC, tiled wall and floor, and an opaque window to the rear aspect.

Garden Room: 11'1" x 9'8" (3.38m x 2.95m)

A beautiful room with tiled floor, a sky lantern, and French doors opening out to a secluded patio in the rear garden.

First Floor Landing: The split-level landing has a doorway into the library and doors into the bedrooms and bathroom.

Library/Bedroom: 19'10" x 6'5" (6.05m x 1.96m) A generous dual aspect room with windows to the front and rear, an opaque window to the landing, and a radiator.

This is currently being used as a library but could be turned into a further bedroom or study.

Bedroom: 11'11" x 10'5" (3.63m x 3.18m)

Window to the rear aspect, a radiator, two sets of built-in wardrobes, and an airing cupboard.



Bedroom: 14'9" x 11'7" (4.5m x 3.53m) Bay window to the front aspect, a radiator, fireplace, and ceiling fan.

Bedroom: 8'6" x 7'2" (2.6m x 2.18m)

Window to the front aspect, a radiator, and a built-in wardrobe.

Family Bathroom: 17'7" x 9'1" (5.36m x 2.77m) The spacious bathroom has a low-level WC and pedestal hand wash basin with tiled splashbacks, useful built-in storage, an opaque window to the rear aspect and opening through to the bathing area. Here there is a freestanding bath and double-width walk-in shower enclosure with glass screen, a radiator, tiled walls, built-in cupboard, and an opaque window to the rear aspect.

Outside – Rear: The sizeable garden has a secluded patio area leading out from the garden room and a bespoke handmade wooden covered seating

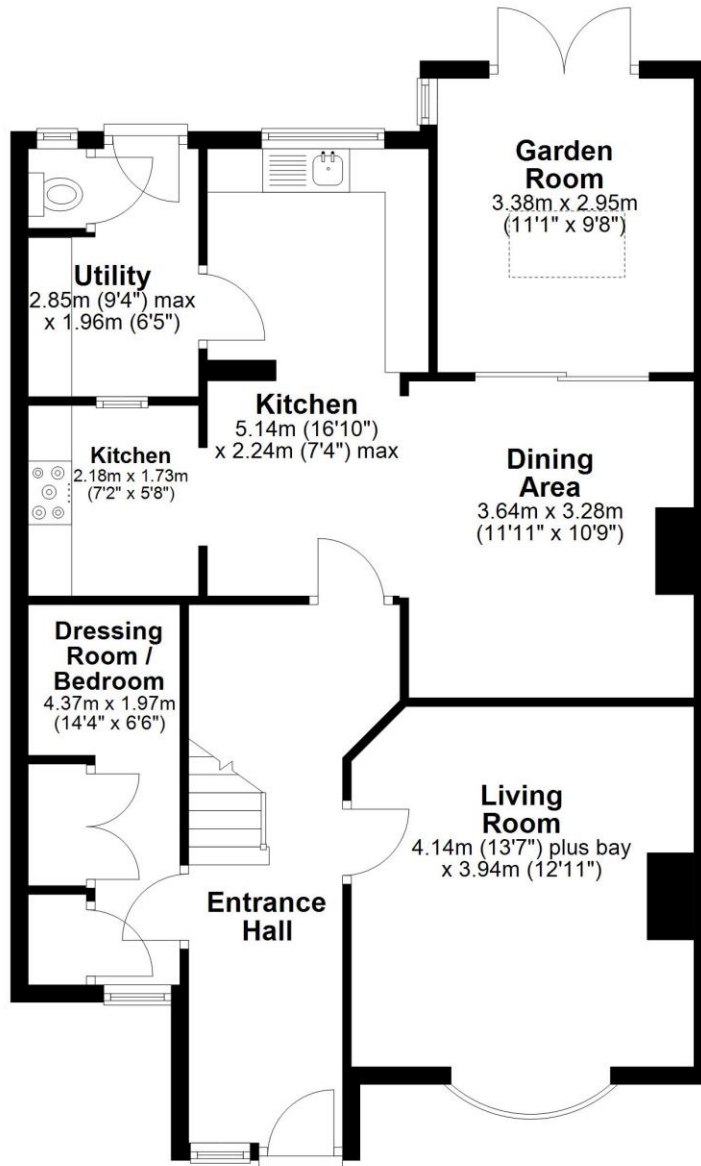
area with lighting making this a great space for alfresco dining. Steps lead up to the remainder of the garden which is laid to lawn with well-stocked flowerbed borders, a large fishpond and water feature, and substantial brick-built summerhouse to the rear.

Summerhouse: 28'3" x 8'2" (8.6m x 2.5m)

The summerhouse is of brick construction and currently being used as a workshop and storage but is ideal for conversion into a work-from-home office/studio/gym, subject to the relevant permissions. It is fully insulated with power and light connected, and two windows.

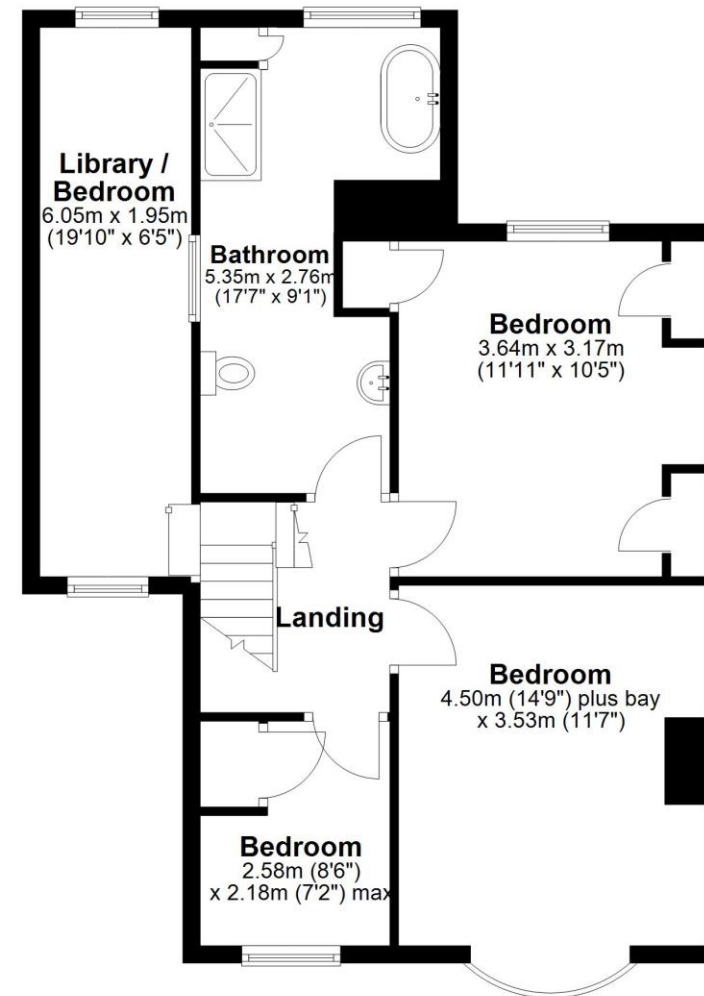
Ground Floor

Approx. 82.7 sq. metres (890.4 sq. feet)



First Floor

Approx. 64.3 sq. metres (692.0 sq. feet)



Total area: approx. 147.0 sq. metres (1582.4 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, 4 Reception,

EPC Rating: To be confirmed

Council Tax Band: C



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