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Valley Road, Ipswich, Suffolk, IP1 4EE
Guide Price £425,000 to £450,000

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- Substantial Detached House
- Three Bedrooms
- Two Reception Rooms
- Kitchen & Utility Room
- Ground Floor Shower Room
- Newly Fitted First Floor Bathroom
- Ample Off-Road Parking to Front
- Integral Garage
- Rear Garden in Excess of 80ft (STS)



Situated on one of the most sought-after roads towards the west side of Ipswich, just a few minutes from Christchurch Park and the town centre, and offering good access to the mainline train station, lies this substantial three-bedroom detached house. The property benefits from a rear garden in excess of 80ft (subject to survey), ample off-road parking to the front, and an integral garage.

A summary of the accommodation: front porch,

entrance hall, two generous reception rooms, kitchen, utility room, ground floor shower room, first floor landing, three bedrooms, and a recently updated four-piece family bathroom.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway

station providing direct links to London Liverpool Street Station with a journey time of approximately 1hr 15mins. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.

Outside – Front: There are block-paved and stone areas providing ample off-road parking in front of the garage, two mature palm trees and holly bushes, gated

side access to the rear garden, and the frontage is enclosed by fencing.

Garage: 14'7" x 8' (4.45m x 2.44m) Up and over door, pedestrian door into the utility room, opaque window to the side aspect, and power and light is connected.

Front Porch: Door through to: **Entrance Hall:** Radiator, stairs to the first floor, understairs cupboard, and doors to the lounge, dining room and kitchen. **Lounge:** 13'11" x 13'5" (4.24m x 4.1m) Bay window to the front aspect, feature fireplace, and radiator.



Dining Room: 12'5" x 11'11" (3.78m x 3.63m) French doors opening out to the rear garden, two windows to the rear aspect, and radiator.

Kitchen: 9'11" x 9'1" (3.02m x 2.77m) Fitted with a range of modern eye and base level units with roll edge work surfaces, sink and drainer, tiled splashbacks, built-in wine rack, and walk-in pantry cupboard. There is an integrated oven and gas hob with extractor hood over, space for a fridge freezer, vertical radiator, window to the rear aspect, and door through to:

Utility Room: 11'3" x 7'7" (3.43m x 2.3m) Window to the rear aspect, door opening out to the rear garden, space for a washing machine and tumble dryer, radiator, tiled floor, and door into the garage.

Shower Room: A three-piece suite comprising shower enclosure, low-level WC and pedestal hand wash basin with tiled splashback; with a heated towel rail, tiled floor, and opaque window to the side aspect.

First Floor Landing: Window to the side aspect, airing cupboard,

loft access, and doors to the bedrooms and bathroom.

Bedroom One: 13'11" x 13'5" (4.24m x 4.1m) Bay window to the front aspect, vertical radiator, and built-in wardrobe.

Bedroom Two: 12'6" x 11'11" (3.8m x 3.63m) Window to the rear aspect, radiator, and built-in double wardrobe.

Bedroom Three: 11'1" x 8' (3.38m x 2.44m) Window to the front aspect and radiator.

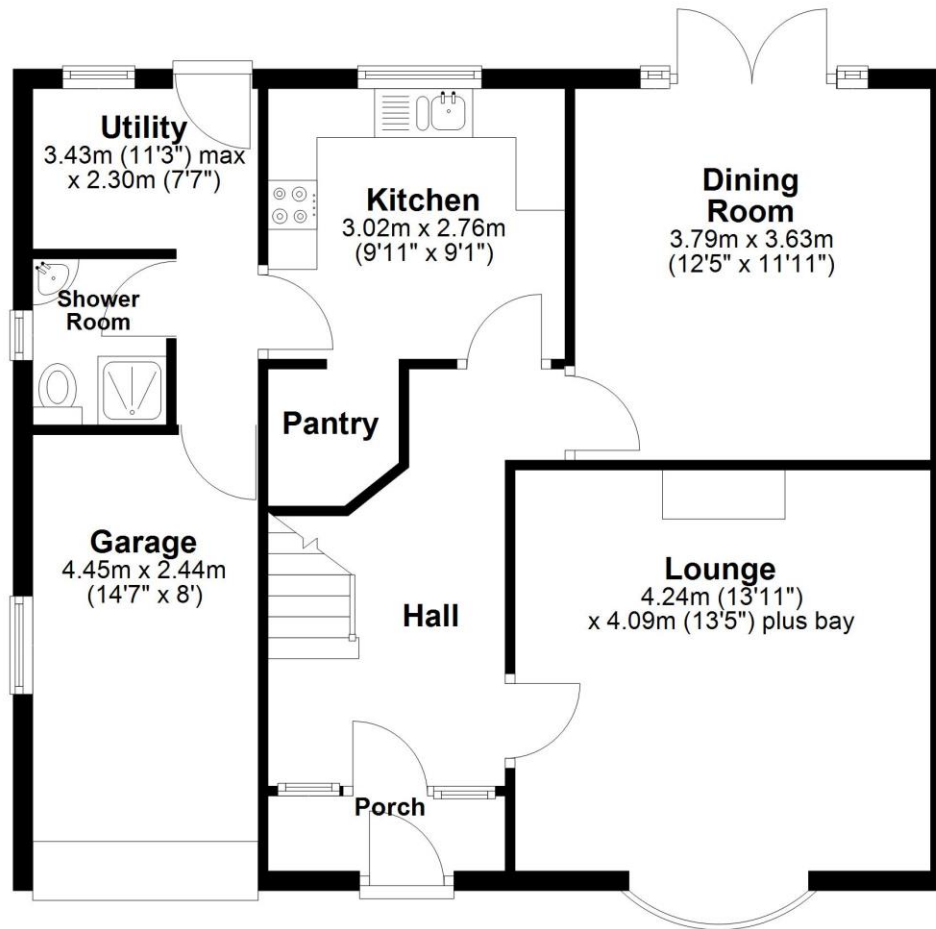
Family Bathroom: A recently updated four-piece suite comprising bath, shower

enclosure, low-level WC and vanity hand wash basin with storage beneath. There is a heated towel rail, tiled floor, part tiled walls, and two opaque windows to the rear aspect.

Outside – Rear: The garden is in excess of 80ft (subject to survey) and predominantly laid to lawn with well-established shrubs and flowerbeds. There is a patio area, raised flowerbeds, mature trees and hedging, and is enclosed by fencing.

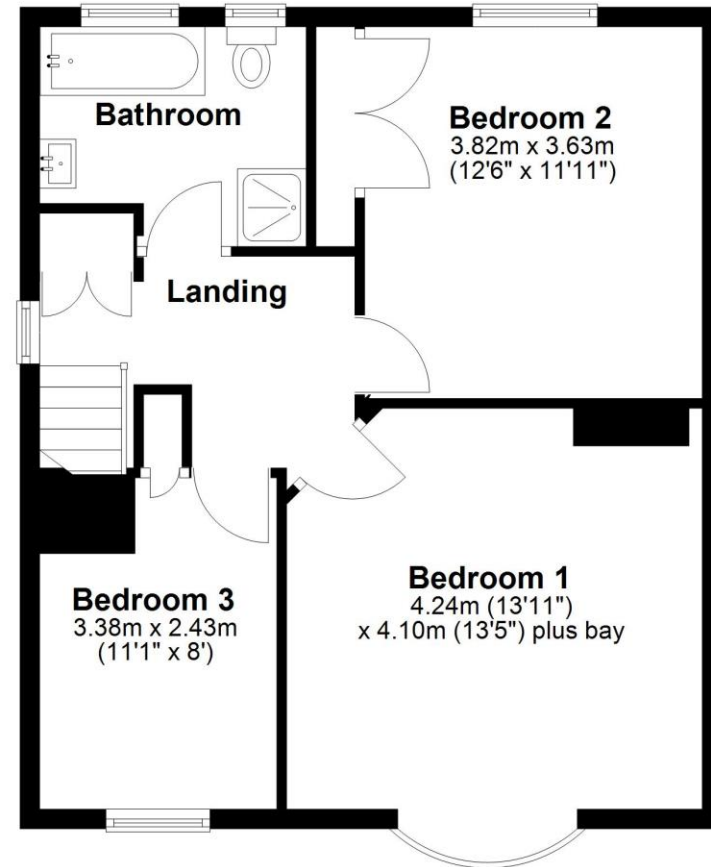
Ground Floor

Approx. 74.0 sq. metres (796.1 sq. feet)



First Floor

Approx. 55.0 sq. metres (591.9 sq. feet)



Total area: approx. 128.9 sq. metres (1387.9 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, 2 Bathroom, 2 Reception,

EPC Rating: To be confirmed

Council Tax Band: D



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