



Palmer & Partners



Valley Road, Ipswich, Suffolk, IP1 4PD
Asking Price £500,000

Palmer & Partners

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- Four Bedroom Detached House
- Two Receptions & Conservatory
- 21ft Kitchen / Breakfast Room
- Shower Room & Bathroom
- Off-Road Parking & Garage
- South-Facing Rear Garden
- Fully Updated 1930s Property
- Wealth of Original Features

Situated in North Ipswich providing easy access to Christchurch Park and the town centre lies this beautifully presented four bedroom detached house which was re-roofed in 2014 and had new double glazed windows installed in 2022. The property boasts a wealth of character features including original 1930s fireplaces and picture rails throughout, and benefits from a driveway providing off-road parking, garage, and a stunning south-facing rear garden. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises front porch, entrance

hall, ground floor shower room, dual aspect dining room, dual aspect lounge with log burner which was installed in 2021, conservatory, 21ft kitchen / breakfast room, first floor landing, four bedrooms, and a 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 is a pebble driveway providing off-road parking, shrub borders, access to the garage, gated access to the rear garden on both sides, panel fencing to the front and both sides, and bespoke double glazed French doors into:

Front Porch: Inner door with stained glass panel and original leaded sidelights leading to:

Entrance Hall: Built-in cupboard, radiator, picture rail, stairs to the first floor, under stairs cupboard, and doors to:

Shower Room: Three piece suite comprising shower cubicle, low-level WC and hand wash basin; vertical radiator; half-height tiled walls; tiled flooring; double glazed porthole window to the front aspect; and double glazed window to the side aspect.

Dining Room: 15'5" x 12'6" (4.7m x 3.8m) Dual aspect with double glazed box bay window to the front and double glazed window to the side, vertical radiator, original tiled fireplace with surround, and a picture rail.



Lounge: 14'1" x 12'6" (4.3m x 3.8m) Dual aspect with double glazed window to the side and double glazed French doors opening out to the rear garden, vertical radiator, log burner which was installed in 2021, and a picture rail.

Conservatory: 11'6" x 11'6" (3.5m x 3.5m) Double glazed windows to the rear and side aspects and double glazed French doors opening out to the garden.

Kitchen / Breakfast Room: 21' x 13'1" (6.4m x 4m) Fitted with a range of modern soft-close eye and base level units; roll edge work surfaces; two sinks; tiled splash backs; integrated oven and gas hob with extractor hood over; space for a

washing machine, dishwasher and tumble dryer; cupboard housing the gas boiler; radiator; tiled flooring; inset spotlights; built-in double cupboard; double glazed windows to the rear and side aspects; and double glazed door opening out to the rear garden.

First Floor Landing: Double glazed window to the side aspect, built-in cupboard, radiator, picture rail, and doors to the bedrooms and bathroom.

Bedroom One: 15'5" x 12'6" (4.7m x 3.8m) Double glazed box bay window to the front and side aspects, radiator, and picture rail.

Bedroom Two: 14'1" x 12'6" (4.3m x 3.8m) Double glazed windows to



the rear and side aspects radiator, original tiled fireplace, and picture rail.

Bedroom Three: 13'9" x 10'6" (4.2m x 3.2m) Double glazed window to the rear aspect, radiator, original tiled fireplace, and picture rail.

Bedroom Four: 8'11" x 7'3" (2.72m x 2.2m) Double glazed window to the front aspect, radiator, and picture rail.

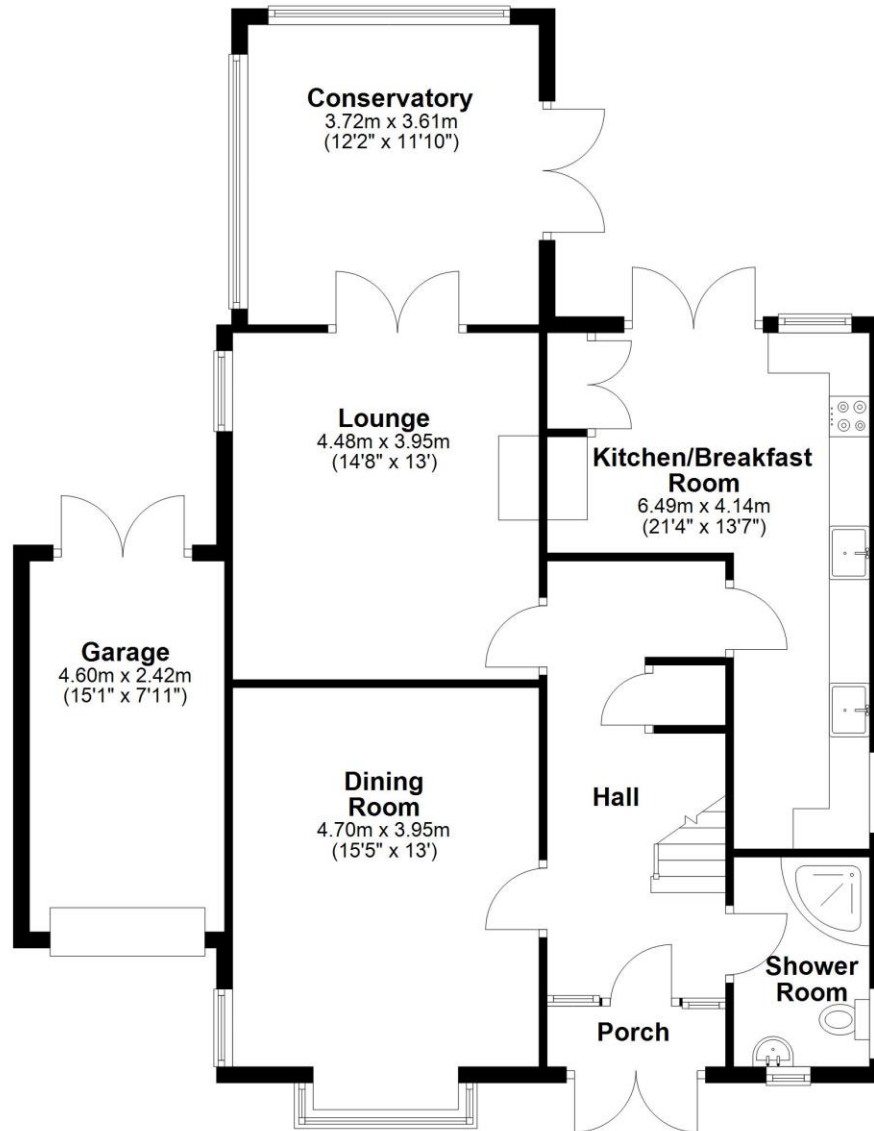
Family Bathroom: 11'6" x 4'11" (3.5m x 1.5m) Three piece suite comprising bath with shower over, low-level WC and pedestal hand wash basin; heated towel rail; tiled walls and floor; loft access; and two obscure double glazed windows to the side aspect.

Outside - Rear: The south-facing garden is predominantly laid to lawn and stocked with flower and shrub borders, a large enclosed raised decked seating area leads out from the kitchen / breakfast room with steps down to the lawn, there is a log store and shed, pergola towards the rear of the garden, double doors provide access to the garage, and the garden is fully enclosed by panel fencing and mature hedging.

Garage: 16'1" x 7'3" (4.9m x 2.2m) Up and over door, power and light connected, and double doors opening out to the rear garden.

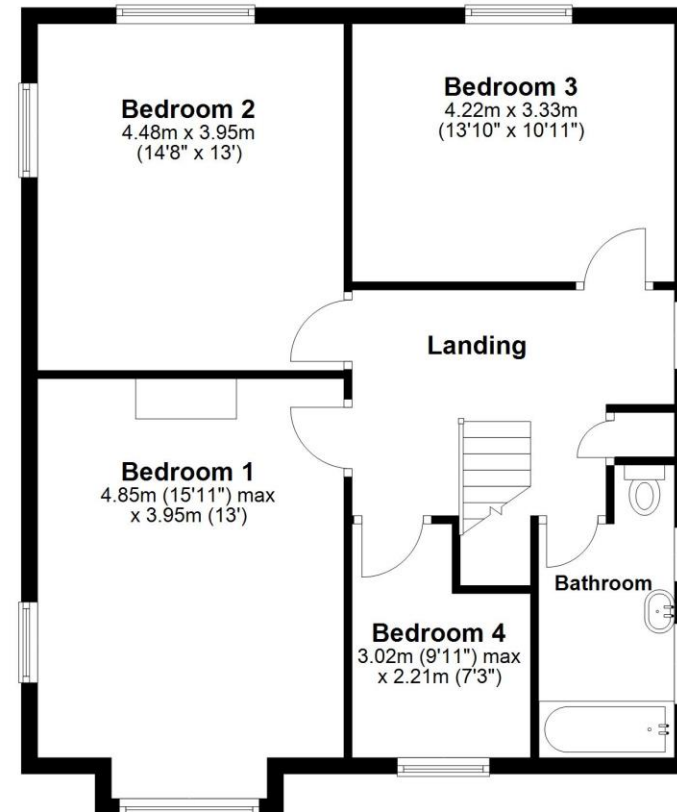
Ground Floor

Approx. 99.3 sq. metres (1068.3 sq. feet)



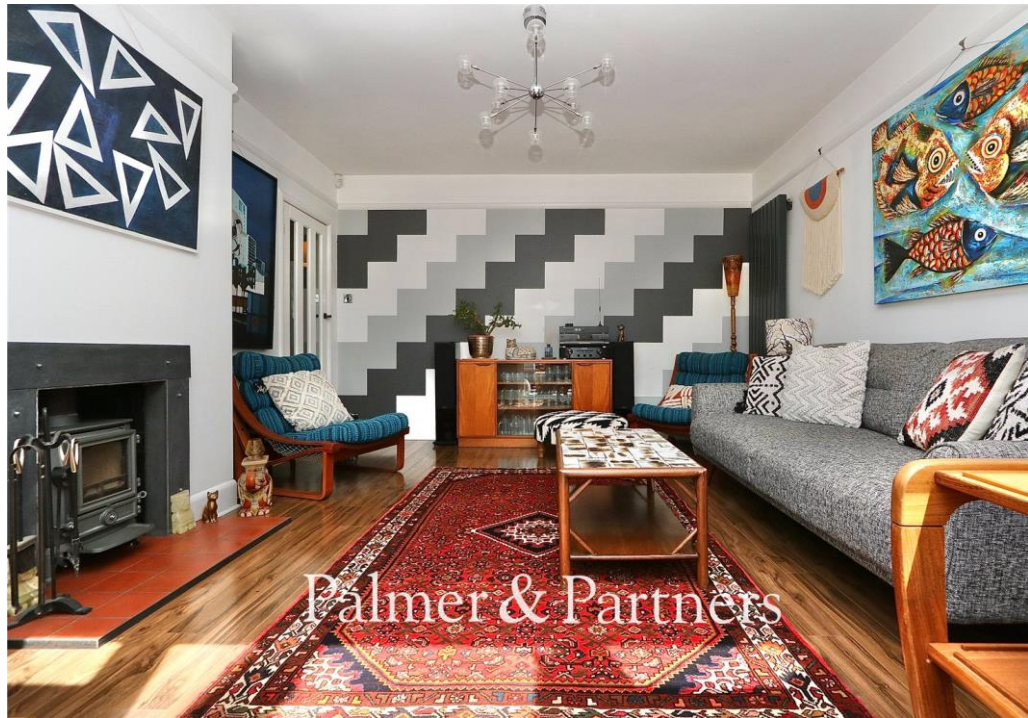
First Floor

Approx. 76.4 sq. metres (822.9 sq. feet)



Total area: approx. 175.7 sq. metres (1891.2 sq. feet)

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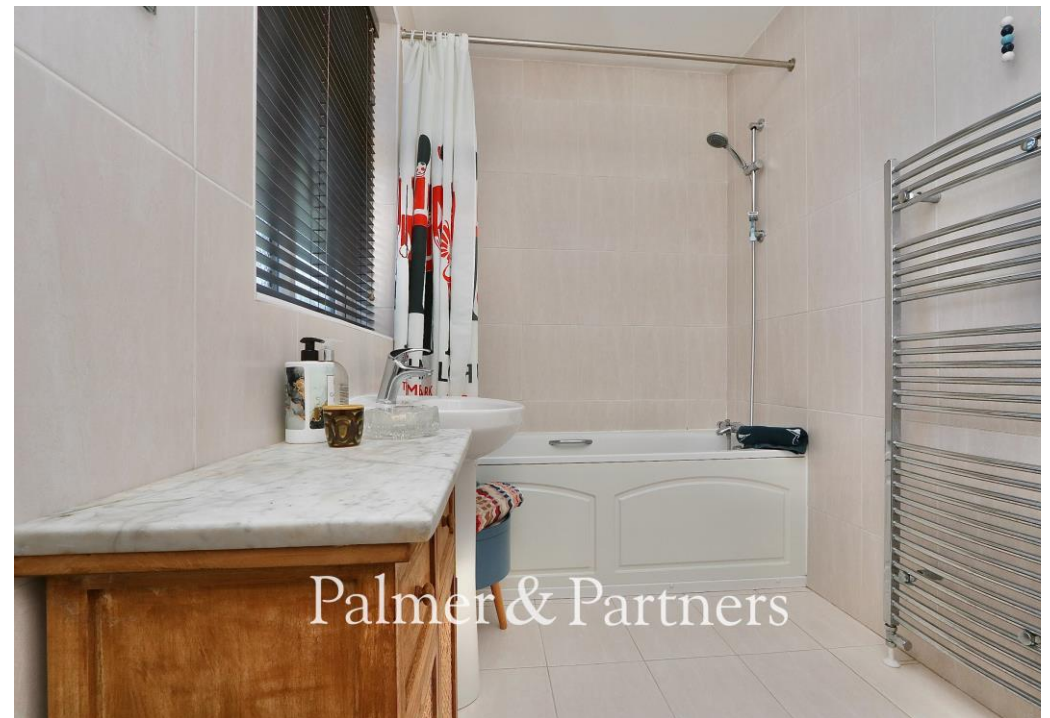
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Attributes

4 Bedrooms, 2 Bathroom, 2 Reception,

EPC Rating: C

Council Tax Band: E



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