



Palmer & Partners



Bromeswell Road, Ipswich, Suffolk,
IP4 3AT
Asking Price £550,000

Palmer & Partners

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- Stylish Detached Family Home
- Three Bedrooms
- Living Room Opening into a Study
- Stunning 20ft Kitchen/Dining Room with Snug
- Utility Room
- Ground Floor Wet Room
- Luxurious First Floor Bathroom
- Off-Road Parking for Three Vehicles
- Landscaped Rear Garden
- Victorian-Style Summerhouse
- Garage/Outbuilding

This attractive three-bedroom detached family home occupies a sought-after residential street on the popular northern side of Ipswich, within the Northgate School catchment area. The property offers a delightful blend of contemporary living and charming period character, with notable features including oak parquet flooring and bespoke joinery. Further highlights include far-reaching countryside views, a thoughtfully landscaped rear garden featuring a Victorian-style summerhouse and versatile garage/outbuilding, and off-road parking for three vehicles. As agents, we recommend the earliest possible internal viewing to fully appreciate the quality and size of the accommodation on offer. To the ground floor there is an inviting entrance hall, modern wet room, living room with an open fire and access to the study, utility room, and stunning 20ft

kitchen/dining room which forms the heart of this home and opens into a snug. The first floor has three bedrooms and a luxurious 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 to London Liverpool Street Station. 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 property enjoys a generous frontage with a York stone driveway providing off-road parking for three vehicles. Enclosed by a low retaining wall to the front and fencing to both sides, the frontage is enhanced by mature planting and established shrubs. An attractive portico-style porch creates a welcoming entrance, while a gate provides side access to the rear garden.

Entrance Hall: An inviting hallway with timber front door with traditional shutters, oak parquet flooring, large column radiator, and staircase rising to the first floor with discreet bespoke pull-out boot storage beneath. Doors provide access to the wet room, living room and kitchen/dining room.

Wet Room: 13' x 3'3" (3.96m x 1m) A modern wet room with wall-mounted shower with rainfall showerhead, close-couple WC and ceramic hand wash basin on a vanity unit with storage beneath. There is a chrome heated towel rail, tiled flooring and half-height tiled walls, double-glazed window to the side aspect, and a light tunnel providing additional natural light.

Living Room: 13' x 11'9" (3.96m x 3.58m) Double-glazed bay window to the front aspect, oak parquet flooring, vertical column radiator, open fire with cast stone surround, decorative coving, and opening through to:

Study: 10'8" x 5'5" (3.25m x 1.65m) Tiled flooring and bespoke fitted office furniture including a desk, cupboard and shelving. A door provides access to:

Kitchen/Dining Room: 20'7" x 13'9" (6.12m x 4.2m) Forming the heart of the home, this stunning bespoke kitchen is fitted with



handmade eye and base level cupboards and drawers complemented by cast stone work surfaces, a stainless-steel sink, and metro tile splashbacks. A substantial central island incorporates a breakfast bar and ample storage beneath. Integrated appliances include two extra-wide Smeg ovens, a proving drawer, microwave oven, coffee station with integrated knock box, and a gas hob with extractor canopy above. There is also space and plumbing for a dishwasher and space for an American-style fridge freezer. Further features include tiled flooring, ceiling inset spotlights and a vertical column radiator. A double-glazed rear window, striking apex window and a set of French doors opening directly onto the garden flood the room with natural light. A doorway leads into the utility room, with a further opening through to:

Snug: 10'8" x 4'9" (3.25m x 1.45m) The cosy snug has tiled flooring, ceiling inset

spotlights, and bespoke shelving to both sides of the room.

Utility Room: 8'2" x 3'3" (2.5m x 1m) The utility room is fitted with base level units, space and plumbing for a washing machine and space for a tumble dryer, tiled flooring, wall-mounted boiler and a light tunnel allowing natural light into the space.

First Floor Landing: Double-glazed window to the side aspect with fitted shutter, airing cupboards, fitted carpet, and access to the loft which has a pull-down ladder, is insulated and boarded. Doors lead to the bedrooms and bathroom.

Bedroom One: 12'2" x 11'9" (3.7m x 3.58m) Double-glazed bay window to the front aspect, a vertical column radiator, and a range of bespoke fitted wardrobes.

Bedroom Two: 13'3" x 11'10" (4.04m x 3.6m) A dual aspect guest bedroom with double-glazed windows to the rear and side with fitted shutters to the side windows and far-



reaching field views. There is a column radiator, fitted carpet, wall lights, and bespoke fitted wardrobes.

Bedroom Three: 8' x 7'10" (2.44m x 2.4m) Double-glazed window to the front aspect, a column radiator, built-in wardrobe and storage, fitted carpet, and cornicing.

Family Bathroom: 8'1" x 5'8" (2.46m x 1.73m) A luxurious three-piece suite comprising a tiled bath with shower over and shower screen, close-couple WC and hand wash basin. The bathroom has wall-mounted mirrored vanity cupboards, a heated towel rail with column radiator, ceiling inset spotlights, and decorative coving. The walls are partially tiled with striking blue tiles and there are two opaque windows to the rear aspect.

Outside - Rear: The stunning rear garden has been thoughtfully landscaped over two levels, creating a series of distinct outdoor spaces. Substantial patio terraces provide

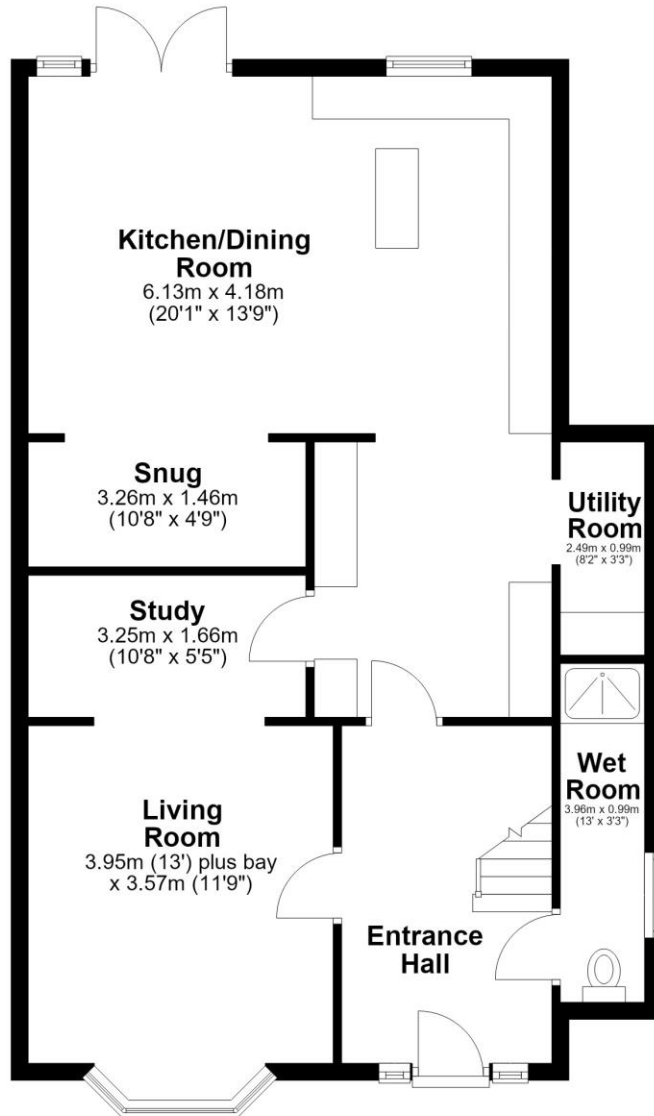
ideal settings for alfresco dining and entertaining, while well-stocked flowerbeds, mature box hedging, established shrubs and trees offer year-round colour and interest. At the far end, the garden opens onto neighbouring fields, affording uninterrupted countryside views and a wonderful sense of privacy and tranquillity. Also within the garden is a Victorian-style summerhouse and further outbuilding/garage.

Summerhouse: The summerhouse is of brick construction beneath a slate roof with wood flooring and a set of French doors. This is the perfect retreat to enjoy the peaceful surroundings or entertaining guests.

Outbuilding/Garage: Double-glazed windows and a double door.

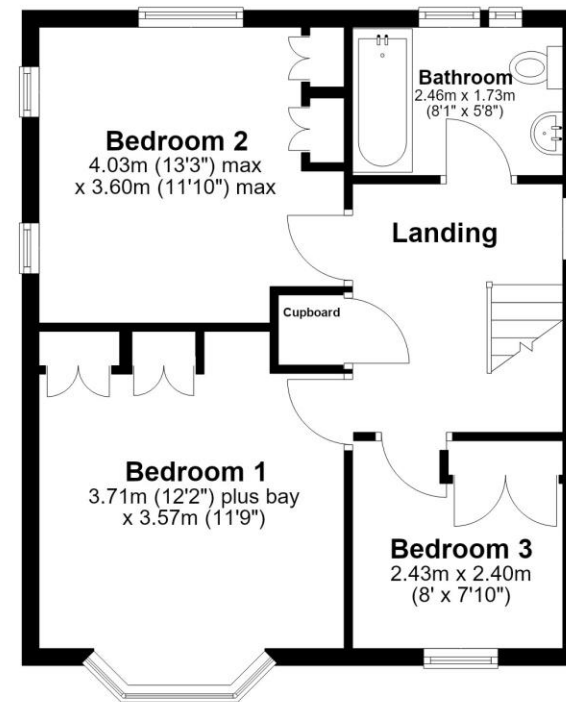
Ground Floor

Approx. 78.2 sq. metres (841.6 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.6 sq. feet)



Total area: approx. 123.2 sq. metres (1326.2 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, 1 Reception,

EPC Rating: D

Council Tax Band: D



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