



Palmer & Partners



Penshurst Road, Ipswich, Suffolk, IP3
8QX
Offers in excess of £375,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

- No Onward Chain
- Detached Property
- Three Bedrooms
- Separate Living Room & Dining Room
- Kitchen & Utility Room
- Ground Floor Cloakroom
- First Floor Shower Room & Bathroom
- Off Road Parking & Integral Garage
- Enclosed Rear Garden



Situated on the much sought after Brooke Hall estate towards the east of Ipswich and falling within the Copleston School catchment sits this nicely presented and larger than average three-bedroom detached family home. Sitting on a wonderful corner plot the property offers ample off-road parking to the front, an integral garage with an electric up and over door and a good sized private rear garden. To the ground floor there is a large entrance hall, a spacious lounge, a separate dining room, a kitchen, a utility room and a cloakroom. To the first floor there is a shower

room, family bathroom and three double bedrooms. The property would benefit from some updating throughout and is offered to market with no onward chain.

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: There is a storm porch, hedge borders and block paved driveway proving off road parking for several vehicles.

Garage: 18'4" x 11'2" (5.6m x 3.4m) Power and light with an electric up and over door. The boiler and water softener are housed in the garage.

Front Door: Into

Porch: Into

Entrance Hall: Frosted window to the front aspect, radiator, understairs storage and stairs up to the first floor.

Living Room: 20'5" x 12'5" (6.22m x 3.78m) Window to the front and side aspect, radiator and feature fireplace. Sliding doors to:

Dining Room: 14'10" x 12'5" (4.52m x 3.78m) Patio doors opening out to



the rear garden, single door and radiator.

Kitchen: 11'5" x 9'10" (3.48m x 3m) Window to the rear aspect, fitted with a range of eye and base level units with worktops, sink and drainer, integrated microwave, integrated gas hob, built in double oven, extractor, breakfast bar and integrated dishwasher.

Utility Room: 11' x 8'10" (3.35m x 2.7m) Door out to the rear garden and window to the side aspect, radiator, space and plumbing for washing machine, space for larder fridge freezer, space for dryer, sink

and drainer, base and wall units and built in cupboard.

Downstairs Cloakroom: Frosted window to the rear aspect, part tiled walls and two-piece suite comprising hand wash basin and WC.

Landing: Large gallery landing with window to the front aspect and airing cupboard.

Bedroom One: 20' x 15'10" (6.1m x 4.83m) Dual aspect with windows to the front and rear aspect, built in wardrobes, built in vanity unit with storage and two radiators.

Bedroom Two: 14'10" x 10'6" (4.52m x 3.2m) Window to the front aspect,



radiator and four sets of built in wardrobes.

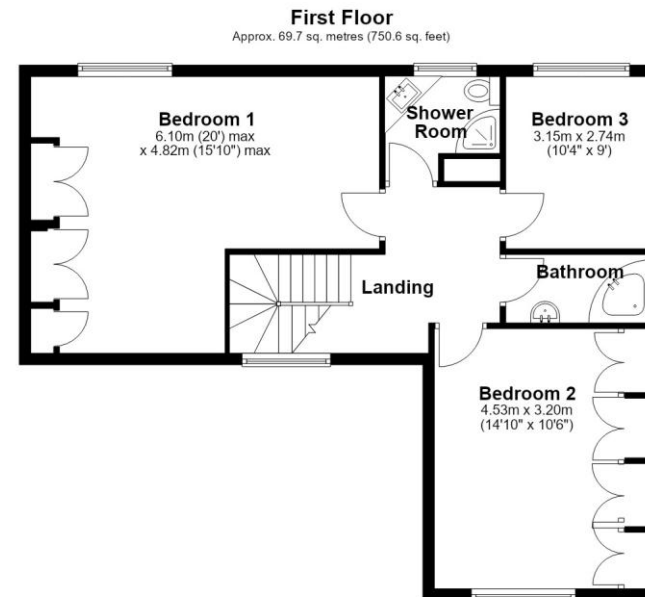
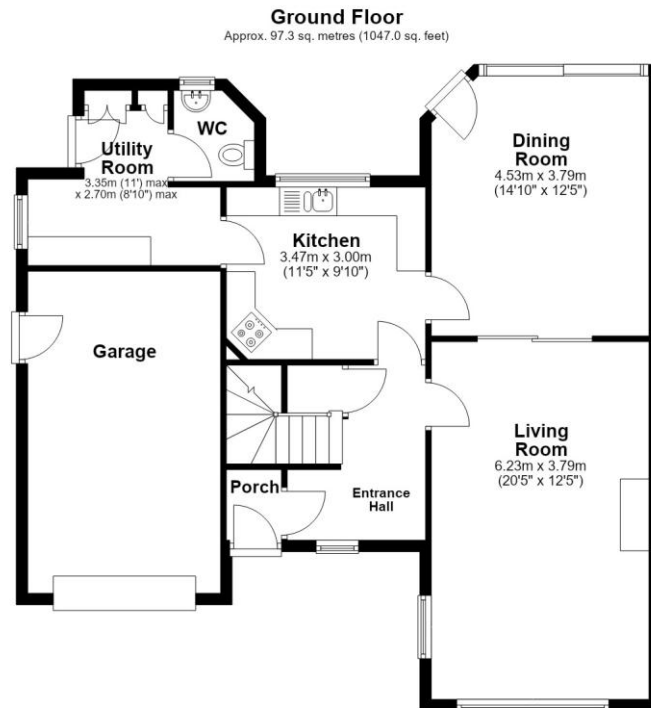
Bedroom Three: 10'4" x 9' (3.15m x 2.74m) Window to the rear aspect, built in wardrobe and radiator.

Shower Room: Frosted window to the rear aspect, upright radiator, tiled walls and access to the loft. Three-piece suite comprising shower cubicle, vanity hand wash basin with storage and WC.

Bathroom: Two-piece suite comprising corner bath and hand wash basin with towel radiator.

Outside – Rear: The good sized private landscaped rear garden has a patio area, laid to lawn area,

wooden shed, covered seating area to the rear with hedge and flower bed borders. There is a side return offering access via a side gate back to the front and side access into the garage.



Total area: approx. 167.0 sq. metres (1797.6 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: E



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com