

Stradbroke Road, Ipswich, Suffolk,
IP4 4LS
Offers in excess of £280,000

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- No Onward Chain
- Semi-Detached House
- Three Bedrooms
- Open Plan Lounge/Dining Room
- Modern Kitchen
- Ground Floor Shower Room
- First Floor Cloakroom
- Home Office/Studio to Rear
- Off-Road Parking for One Car
- Well-Stocked Rear Garden
- Replacement Combination Boiler



Situated towards the popular east side of Ipswich and falling within the Northgate School catchment area, lies this nicely presented three-bedroom Victorian semi-detached house which is being sold with no onward chain. The property comes with off-road parking to the front for one vehicle, a fully enclosed and well-stocked rear garden, and gas central heating via replacement combination boiler. In 2006 the property was extended to the rear creating a home office/studio. The EPC rating is a C which is contributed towards by the main external wall being thermally insulated (10 year guaranteed). As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises a front porch, entrance hall, lounge which opens through to the dining room, modern kitchen, ground floor shower room, first floor landing, three bedrooms, and a cloakroom which offers the potential to convert into an en-suite. To the rear of the property is the extension which forms a home office/studio and has an entrance, cloakroom and large reception room.

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: A block-paved driveway provides off-road parking for one vehicle with a gate leading to the rear garden.

Front Porch: Composite door opening into:

Entrance Hall: Radiator, stairs rising to the first floor, and doors opening into the lounge and dining room.

Lounge: *10'11" x 10'10" (3.33m x 3.3m)* Box bay with two windows to the front aspect, a radiator, electric fire with feature surround, and an opening through to:

Dining Room: *117' x 10'10" (35.66m x 3.3m)* Window to the side aspect, a radiator, wall-mounted electric fire, understairs cupboard, a window through to the lean-to, and a door opening into:





Kitchen: *15'4" x 8'8" (4.67m x 2.64m)* Fitted with an extensive range of modern eye and base level units and drawers complemented by under unit lighting; roll edge work surfaces, a sink and drainer, and tiled splashbacks. There is an integrated double Neff oven and ceramic hob with extractor over, along with space for further undercounter appliances. The kitchen has ceiling inset spotlights, a cupboard housing the replacement combination boiler, window through to the lean-to and a window to the side aspect, and a door into the lean-to which has two windows and a door opening out to the rear garden. From the kitchen is a door opening into:

Shower Room: A three-piece suite comprising a fully tiled shower enclosure, low-level WC and vanity hand wash basin with ample storage beneath, along with a heated towel rail, non-slip flooring, and an opaque window to the side aspect.

Home Office/Studio: This was built in 2006 and is accessed from the rear garden. There is an entrance, cloakroom and a reception room.

Entrance: Wall-mounted heater, window to the garden, and doors into the reception room and cloakroom.

Reception Room: *11'5" x 9'1" (3.48m x 2.77m)* Window to the rear aspect, dimmable ceiling inset spotlights, and power sockets.

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin.

First Floor Landing: Built-in cupboard, access to the loft, and doors leading to the bedrooms and cloakroom.

Bedroom One: *13'1" x 13' (4m x 3.96m)* Box bay with two windows to the front aspect, further window to the front aspect, two sets of built-in wardrobes, and a radiator.

Bedroom Two: *11'11" x 8'1" (3.63m x 2.46m)* Window to the rear aspect and a radiator.

Bedroom Three: *9'11" x 8'10" (3.02m x 2.7m)* Window to the rear aspect and a radiator.

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin, along with a radiator and an opaque window to the side aspect. (Agent's note: the cloakroom offers potential to convert into an en-suite shower room for bedroom three).

Outside – Rear: The garden is predominantly laid to lawn with a variety of flowers and shrubs including lilac and cherry tree, climbing roses and clematis. There are two sheds both of which have light connected, a patio area leading out from the kitchen with a raised flowerbed, and the garden is fully enclosed by panel fencing.



Total area: approx. 111.2 sq. metres (1196.4 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.


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Attributes

3 Bedrooms, 1 Bathroom, 1 Reception,
EPC Rating: C
Council Tax Band: B





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