



37 Hatfield Road | Ipswich | Suffolk | IP3 9AF

Guide Price: £365,000

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# 37 Hatfield Road, Ipswich, Suffolk, IP3 9AF

*“A well-presented & spacious Victorian semi-detached family home situated to the popular eastern outskirts of the town offering off-road parking for two vehicles, good size rear garden & potential to extend (subject to planning consents).”*

## Description

A delightful three-bedroom Victorian semi-detached family home located to the popular eastern side of the town centre.

The property must be viewed internally to be fully appreciated as it offers all the charm and character that one would expect a period property of this age to offer. These features include a Victorian archway in the entrance hall, bay windows, picture rails and fireplaces.

The accommodation comprises: entrance hall, sitting room, dining room, cloakroom, study, kitchen, first floor part-galleried landing, three bedrooms and bathroom.

The property further benefits from gas fired central heating, double glazing and potential (subject to planning consents) to convert the loft into additional bedrooms.

Outside to the front is off-road parking for two vehicles and to the rear is an attractively designed east facing enclosed rear garden.

## The accommodation comprises:

Part-glazed front door with fan light above to:

### Entrance Hall

Stairs to first floor, under stair storage cupboard with light, attractive Victorian archway, two radiators, wood-effect flooring and door to:

### Sitting Room Approx 13'6 x 13'1 (4.12m x 3.99m)

Focal bay window to front elevation, radiator, dado rail, picture rail, coved ceiling, wall-lights and feature fireplace with wooden mantel, slate hearth and recently fitted gas fire.

### Dining Room Approx 13'2 x 12'1 (4.00m x 3.68m)

French doors to rear patio, radiator, coved ceiling, picture rail and feature Victorian fireplace with tiled inserts and electric fire.

### Cloakroom

Comprising low-level flushing w.c, wall-mounted sink, tiled splash back, extractor fan and tiled flooring.

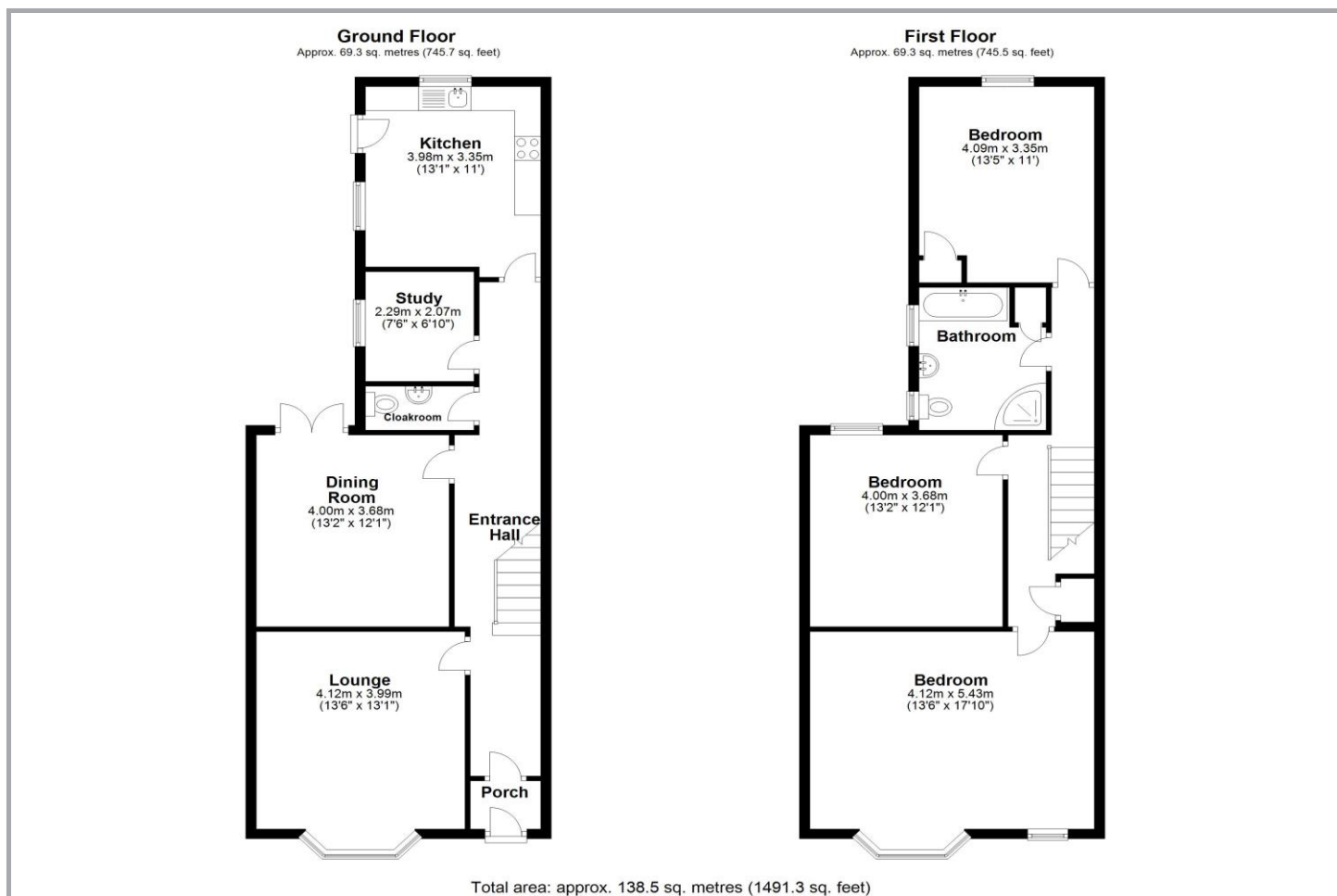
### Study Approx 7'6 x 6'10 (2.29m x 2.07m)

Window to side elevation and laminate flooring.

### Kitchen Approx 13'1 x 11' (3.98m x 3.35m)

Modern fitted comprising one and a half bowl stainless steel sink unit with mixer tap over, work surfaces with base cupboards and drawers under, matching eye-level units, under-unit lighting, space for washing machine, integrated Neff dishwasher, space for oven, slate tiled flooring, radiator, window to both side and rear elevation, part-glazed door to rear garden and ceiling down-lighters.





### Part-Galleried Landing

Access to part-boarded loft with pull-down ladder, power and light and doors to:

### Bedroom Approx 17'10 x 13'6 (5.43m x 4.12m)

Bay window and further window to front elevation, radiator, feature decorative fireplace, built-in wardrobe and coved ceiling.

### Bedroom Approx 13'2 x 12'1 (4.00m x 3.68m)

Window to rear elevation, radiator, feature decorative Victorian fireplace and coved ceiling.

### Bedroom Approx 13'5 x 11' (4.09m x 3.35m)

Window to rear elevation, radiator, feature decorative Victorian fireplace and built-in airing cupboard housing combi gas fired boiler.

### Bathroom

Comprising panel bath with central mixer tap, fully tiled shower cubicle, low-level flushing w.c, pedestal hand wash basin, tiled splash backs, extractor fan, ceiling down-lighters, heated towel ladder, tiled flooring and two frosted windows to side elevation.

### Outside

To the front of the property a driveway provides off-road parking for two vehicles and a side gate allows access into the rear garden.

The rear garden is of good size and mainly laid to lawn with various patio areas ideally placed to enjoy the garden, an attractive fish pond, shrub borders and inset trees. Also within the garden is a greenhouse, useful timber shed and an outside tap.



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Energy performance certificate (EPC)		
37 Hatfield Road IPSWICH IP3 8AF	Energy rating <b>D</b>	Valid until: 14 January 2033 Certificate number: 0737-5229-2200-0315-3296

Property type	Semi-detached house
Total floor area	139 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).



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