4 bedrooms / 2 reception rooms
Kitchen/breakfast room & utility room
Bathroom & cloakroom
Approximately 300 ft. rear garden

Freehold
Guide Price
£400,000
Subject to Contract
North Ipswich
Some details

General Information

Situated on the northern side of Ipswich within the Northgate School catchment, is this attractive generously proportioned four bedroom detached family home which is set in unusually large grounds with a rear garden extending to over 300 ft. Whilst the property benefits from upvc double-glazing and gas central heating, it has been in the same family ownership for many years and now requires a degree of modernisation. The well planned accommodation can easily be remodelled to accommodate today’s modern living style.

The large L-shaped reception hall has an oak and quarry tiled floor, upvc doors to the front and side and stairs off to the first floor with cupboard below. The traditional cloakroom has a window to the front and wall-mounted wash basin over a quarry tiled floor, built-in storage cupboard and door to the w.c. which has a further window to the side and coloured low level w.c. The sitting room overlooks the rear garden and has a further window to the side and door to the garden. It has a picture-rail and coal-effect gas fire with original surround. The dining room has a bay window overlooking the front, picture-rail and sealed fireplace with original surround. Along the hall is a shelved storeroom with original shelving and storage cupboards together with plumbing for a washing machine. Adjacent is the kitchen/breakfast room which overlooks the rear garden and has a range of older base and eye-level units, work surfaces and stainless-steel sink. There is a gas-fired boiler set in a quarry tiled recess. Adjacent is the original pantry with cold shelf and shelving and there is also a utility room which has a further range of base and eye-level units, built-in oven, hob and extractor, stainless-steel sink, quarry tiled floor and door to the garden.

This attractive and generously proportioned family home has grounds extending to over half an acre, garage and parking.
Particulars for 135 Valley Road, Ipswich, Suffolk, IP1 4PA
The large landing has a window to the side, walk-in airing cupboard and doors off to four bedrooms. The master bedroom overlooks the rear garden and has double aspect windows, a range of built-in bedroom furniture to remain and an inset sink with cupboard below. Bedroom two overlooks the front and has a door off to a large storage room with sloping ceiling and there are two further bedrooms, both with storage cupboards, one of which has an additional wash basin. The good sized bathroom has a coloured bath, wash basin and separate shower cubicle and adjacent is a separate w.c. with coloured suite.

Reception Hall
16' 6" x 14' 4" max. (5.03m x 4.37m)

Cloakroom
8' 5" x 5' 4" (2.57m x 1.63m)

Separate WC

Sitting Room
17' 9" x 13' 11" (5.41m x 4.24m)

Dining Room
16' 11" x 13' 10" (5.16m x 4.22m)

Storeroom
10' 2" x 4' 6" (3.11m x 1.37m)

Kitchen/Breakfast Room
13' 9" x 11' 11" (4.19m x 3.63m)

Pantry
5' 10" x 4' 3" (1.78m x 1.3m)

Utility Room
8' 10" x 7' 4" (2.69m x 2.24m)

Stay ahead with early bird alerts...
Hear about homes for sale before they are advertised on Rightmove, On the Market or in the paper.
First Floor Landing
14’ x 8’ 3” (4.27m x 2.51m)

Bedroom 1
15’ 11” x 13’ 11” (4.85m x 4.24m)

Bedroom 2
15’ x 13’ 11” (4.57m x 4.24m)

Bedroom 3
14’ 2” x 8’ 10” (4.32m x 2.69m)

Bedroom 4
11’ 7” x 10’ 6” (3.53m x 3.2m)

Bathroom
10’ 9” x 7’ 4” (3.28m x 2.24m)

Separate WC

Outside
This property is set in grounds which extend to over half an acre, the front of which has been meticulously landscaped with a variety of border and inset shrubs together with mature trees. The driveway has a matching path to the front door and provides off-road parking for two vehicles which in turn leads to an integral garage with electrically operated roll-up door.

A side gate leads to a concrete yard measuring approximately 14 ft. x 15 ft. within which is a detached brick-built store which is divided into two and has upvc doors to both. Attached to the rear of the property is a garden toilet with high-level w.c. The rear garden measures approximately 335 ft. in length x 65 ft. wide.

There is a patio area which leads to a shaped lawn with established border shrubs which is enclosed by hedging and fencing. The second part of the garden is a large vegetable plot with adjacent greenhouse and garden shed and beyond is a small orchard with a variety of fruit trees.

Where?
Valley Road lies on the northern side of Ipswich within easy reach of the town centre and walking distance of Christchurch Park with its 85 acres of rolling parkland. It lies within the Northgate School catchment whilst Ipswich Independent School and St. Margaret’s Primary School are within easy reach. For the commuter, Ipswich mainline station and the A12/A14 links are nearby whilst countryside walks and cycle-paths are close to hand.

Important information
Council Tax Band F.
Services - We understand that mains water, drainage, gas and electricity are connected to the property.
Tenure - Freehold.
EPC rating D.

Agent’s Note
135 Valley Road is situated on a larger than average plot so redevelopment of this land must be considered in the future. Therefore, should planning permission be granted to allow for the creation of additional dwellings, the property will be sold subject to a new overage provision for the benefit of the vendor’s estate. This decrees that for any uplift in value attributable to the creation of an additional dwelling or dwellings on the site within 15 years of completion, a contribution of 15% will be payable to the vendor.
Directions
Proceed north of Ipswich town centre on Civic Drive. At the roundabout continue straight across onto Berners Street. At the crest of the hill turn right onto Anglesea Road then left at the T-junction onto Henley Road. After passing Ipswich School on the left, continue to the traffic-lights then turn right onto Valley Road, where the property will be found further along on the left, marked by a Fenn Wright board.

To find out more or book a viewing
01473 232 700
fennwright.co.uk

Fenn Wright is East Anglia’s leading, independently owned firm of chartered surveyors, estate agents and property consultants.

• Residential, commercial and agricultural sales and lettings
• Development, planning and new homes
• Agricultural property advice, farms and land
• Mortgage valuations, Homebuyers reports and building surveying
• Fisheries (UK and France) and equestrian property (UK-wide)

Consumer Protection Regulations 2008
Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Particulars for 135 Valley Road, Ipswich, Suffolk, IP1 4PA

Building Survey, RICS HomeBuyer Report or Valuation?
Call us today to discuss if our survey service would be right for you and get a competitive quote
01206 245 895