



London Road, Ipswich, IP1 2HH

Guide Price £340,000 Freehold



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SUMMARY

CHAIN FREE - An impressive, four bedroom, three reception handsome family home of deceptively spacious proportions, offering beautifully presented character-full accommodation which has undergone extensive remodelling and reconfiguration over the years to provide comfortable, well considered and versatile living spaces. Located to the popular West of Ipswich, convenient to the town centre, A12 and Ipswich to London mainline train station, this surprising, attached residence reveals many unexpected features such as a good-sized Southerly facing landscaped garden, double garage with remotely operated sectional door and additional gated driveway. The stylish accommodation comprises; main entrance reception, sitting room with log-burner, striking kitchen-dining room, separate utility room, charming garden room, cloakroom, four bedrooms, en-suite to principal bedroom, and family bathroom; there is also the additional benefit of a sizeable basement. Early viewing to fully appreciate this desirable home is highly recommended.

STEPS UP TO

Composite front door with canopy over opening to main entrance reception.

MAIN ENTRANCE RECEPTION

11' 8" x 12' 8" approx. (3.56m x 3.86m) Double glazed window to front, borrow-light window to rear, wood flooring, traditional doors to sitting room and inner hallway.

SITTING ROOM

12' 8" x 14' 7" approx. (3.86m x 4.44m) double glazed window to front, radiator, log burner set on slate hearth in open fireplace, wood effect luxury vinyl tile flooring, BT Openreach point, traditional ceiling rose.

INNER HALLWAY

Stairs with traditional spindle rail curved banister rising to first floor, traditional doors to utility room, cloakroom, kitchen and dining room, and garden room, traditional door and steps down to basement.

KITCHEN AND DINING ROOM

13' max. narrowing to 8' 5" x 24' 2" (3.96m x 7.37m)

KITCHEN AREA

8' 5" x 10' 11" approx. (2.57m x 3.33m) Double glazed window to side, a comprehensive range of classic style base and eye level fitted cupboard and drawer units, under unit lighting over solid wood work surfaces with matching uprights, inset composite sink drainer unit with mixer tap, integrated dish-washer, space for electric range cooker with extractor over, space for fridge-freezer, television and telephone points, travertine tiled floor, inset ceiling lights.

DINING AREA

13' x 13' 3" approx. (3.96m x 4.04m) Double glazed door to side opening out to side road, double glazed window to side, travertine tiled floor; and corridor with borrow-light window betwixt, radiator, door to garden, travertine tiled floor and inset ceiling lights leading to garden room.

GARDEN ROOM

8' 10" x 7' 7" approx. (2.69m x 2.31m) Lean-to style and single glazed to two aspects.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

UTILITY ROOM

5' x 6' 8" approx. (1.52m x 2.03m) Window to side, base and eye level fitted cupboard and drawer units, solid wood work surface, inset stainless steel sink drainer unit with mixer tap, under counter spaces for washing machine and tumble dryer, wood laminate flooring.

CLOAKROOM

Radiator, low level WC, pedestal hand-wash basin with mixer tap, recess with solid wood vanity surface, wood flooring.

STAIRS RISING TO FIRST FLOOR

LANDING

Loft access, traditional doors to bedrooms one, two and four, and bathroom, steps down and traditional door to bedroom three.

PRINCIPLE BEDROOM

11' 8" x 13' 11" approx. (3.56m x 4.24m) Double glazed raised bay window to front, radiator, traditional style pocket door to en-suite, built-in cupboard.

EN-SUITE

Chrome heated towel rail, shower cubicle with electric shower over, mounted hand-wash basin, low level WC, stone effect tiled splash backs.

BEDROOM TWO

10' 5" x 12' 9" approx. (3.18m x 3.89m) Double glazed window to front, radiator, built-in cupboard.

BEDROOM THREE

8' 11" x 14' approx. (2.72m x 4.27m) Double glazed windows to either side, radiator, door to built-in cupboard housing modern wall mounted gas fired boiler, loft space access.

FAMILY BATHROOM

Double glazed window to rear, radiator, panel bath with electric shower over and side screen, pedestal hand-wash basin with mixer tap, low level WC, chequered tile effect vinyl flooring, extractor fan.

BASEMENT

8' 1" x 12' approx. (2.46m x 3.66m) Below ground window to front, wall

mounted electric consumer unit, light, door to additional space with light.

OUTSIDE

There is a low maintenance shingled and paved, gated and walled frontage with steps up to the front door. The striking, beautifully landscaped South-East rear garden is part walled and of a good size consisting of a sleeper framed artificial lawn, shingled area with raised beds and borders stocked with a variety of trees and shrubs, and a broken paved patio seating area sheltered by a pitched roof pagoda which is ideal for alfresco dining. There is gated access to a brick paved driveway providing secure off-road parking accessed via the side road, a personal door to the detached double garage which is also accessed via the side road, an outside WC and scullery outbuilding. A canopy attached to the house provides a back door shelter.

WC

Tiled floor, low level WC, corner hand-wash basin.

SCULLERY

12' 3" x 4' 10" approx. (3.73m x 1.47m) Window facing garden, butler sink with cold tap, tiled floor, mains power and lighting.

DOUBLE GARAGE

21' 11" x 19' approx. (6.68m x 5.79m) Remotely operated sectional up and over entry door, mains power and lighting.

IPSWICH BOROUGH COUNCIL

Ipswich Borough Council Tax band C - Approximately £2,096.48 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

Handford Hall primary and Chartry Academy secondary.

DIRECTIONS

Leaving Ipswich town centre and heading West on Crown Street/A1156 towards Fonnereau Road, continue to follow A1156, at the roundabout, take the 1st exit onto Civic Drive/A1022, at the roundabout, take the 3rd exit onto Handford Road/A1071, turn right onto London Road, the destination will be on the right.

BROADBAND AND MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

CONSUMER PROTECTION REGULATIONS 2008

Your Ipswich Ltd 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.

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Energy performance certificate (EPC)

London Road IPSWICH IP1 2HH	Energy rating D	Valid until: 17 October 2034
		Certificate number: 2390-2033-0422-8498-3043
Property type	End-terrace house	
Total floor area	143 square metres	



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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