



Brooks Hall Road, Ipswich, Suffolk, IP1 4BY

Guide Price £220,000 Freehold

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# Brooks Hall Road, Ipswich, Suffolk, IP1 4BY

A beautifully presented and deceptively spacious late Victorian single bay property located on a preferred road to the popular West of Ipswich within easy walking distance of the town centre. The generously proportioned accommodation briefly comprises: entrance hall, sitting and dining room, kitchen, separate utility and cloakroom with shower to the ground floor, and landing, three double bedrooms and bathroom on the first floor. To the outside front there is a low maintenance shingled garden with retained flower beds and traditional flag tiled path leading to the front door whilst to the rear there is an attractive enclosed South East facing garden mainly laid to established lawn with paved patio, wooden workshop, wooden shed and stocked borders. Further benefits include many original features, excellent decor, predominant double glazing and gas fired central heating. Early viewing to appreciate the quality and size of accommodation on offer is highly recommended. On road parking.



## DOUBLE GLAZED FRONT DOOR WITH LEADED MOTIF TO ENTRANCE HALL

### ENTRANCE HALL

Radiator, wood effect flooring, bookend arch, stairs with traditional white painted spindles and stripped varnished banister rising to first floor, built in under stairs storage cupboard with electric meter, smooth ceiling, traditional stripped wood panel doors to:

### SITTING AREA

12' 6" x 11' 11" approx. (3.81m x 3.63m) Double glazed bay window to front, radiator, traditional cast iron ornate open fireplace with living flame coal effect gas fire, television point, cable point, cupboard housing gas meter, smooth ceiling, opening through to dining area.



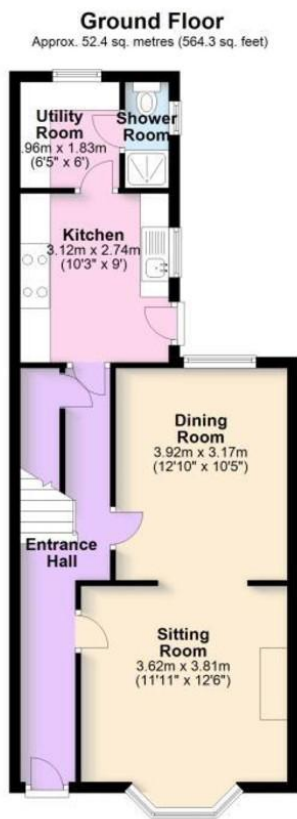
### DINING AREA

12' 10" x 10' 5" approx. (3.91m x 3.18m) Double glazed window to rear, radiator, smooth ceiling.

### KITCHEN

10' 3" x 9' approx. (3.12m x 2.74m) Double glazed door to side leading to garden, double glazed window to side, a comprehensive range of base and eye level traditional shaker style cream cupboard and drawer units with pull out racking system and wood effect roll edged worktops, cottage style tiled splashbacks, stone effect tiled flooring, LED spotlighting, smooth ceiling, traditional stripped wood panel door to utility.





Total area: approx. 98.1 sq. metres (1055.4 sq. feet)  
Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

### UTILITY

6' 5" x 6' approx. (1.96m x 1.83m) Double glazed window to rear, roll edged worktop, under counter spaces and plumbing for washing machine, fridge and freezer, wall mounted gas fired boiler, loft access, stone effect tiled flooring, LED spotlighting, smooth ceiling, traditional stripped wood panel door to cloakroom with shower.

### CLOAKROOM AND SHOWER ROOM

Obscure double glazed window to side, low level WC, shower cubicle with electric shower over, wood effect vinyl flooring.

### STAIRS TO FIRST FLOOR

### FIRST FLOOR LANDING

Traditional white painted spindle railed stairwell with stripped and varnished handrail, loft access, traditional stripped wood panel door to airing cupboard housing hot water tank, stripped wood panel doors to:

### BEDROOM ONE

11' 11" x 10' 5" max. approx. (3.63m x 3.18m) Double glazed window to front, radiator, original cast iron open fireplace with mantle, stripped wood panel door to cupboard set in alcove.

### BEDROOM TWO

12' 10" x 10' 5" max. approx. (3.91m x 3.18m) Double glazed window to rear, radiator, original cast iron open fireplace with mantle, stripped wood panel door to cupboard set in alcove.

### BEDROOM THREE

9' 4" x 8' 10" approx. (2.84m x 2.69m) Double glazed window to rear, radiator, cast iron open fireplace with mantle.

### BATHROOM

Obscure double glazed window to front, radiator, pedestal hand wash basin, low level WC and panel bath with mixer tap and shower attachment over, stone effect tiled splashbacks, wood effect flooring, LED spotlighting.

### OUTSIDE FRONT

Secluded by hedging and set back from the road by a low maintenance shingled garden with timber retained flower beds. The gated entrance leads to a traditional flag tiled path which follows to the front door.

### OUTSIDE REAR

Attractive South East facing enclosed garden with paved patio and area laid to established lawn separated by low brick wall and steps up, paved path leading to rear providing access to a wooden workshop measuring approx. 10' x 8' and wooden tool shed (both to remain). There is gated pedestrian access across the neighbouring property if required and an outside tap.

### NEAREST SCHOOLS (.GOV ONLINE)

Springfield Primary  
Westbourne Academy High

## COUNCIL TAX

Ipswich Borough Council - Band B - Approximately £1,753.15 PA (2024-2025).

## DIRECTIONS

Heading West on the A1156 Norwich Road from Ipswich town centre, at the double roundabout take the second exit and continue along the A1156 Norwich Road, take the second exit on the left hand-side into Brooks Hall Road, the property is found on the right hand-side.

## 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

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Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

### Energy performance certificate (EPC)

Brooks Hall Road IPSWICH IP1 4BY	Energy rating <b>D</b>	Valid until: 20 November 2033 Certificate number: 7919-0127-4002-0029-9196
Property type	Mid-terrace house	
Total floor area	99 square metres	



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

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