



Valley Road | Ipswich | IP1 4PB

Asking Price £600,000 Freehold



Valley Road, Ipswich, IP1 4PB

An impressively extended and thoughtfully remodelled four double bedroom detached family home of good proportions throughout providing a modern arrangement of stylish living space. Conveniently located close to Christchurch Park within a desirable prime residential area to the North of Ipswich and preferred Northgate School Catchment, the excellent accommodation briefly comprises; storm porch, entrance hall, traditional bespoke fitted kitchen with separate utility connected to an adjacent lounge via a superb linking open plan dining/family room with part vaulted ceiling drawing in an excess of natural light through triple roof windows and twin bi-fold doors opening to the garden, fourth bedroom/office, doakroom, landing, three bedrooms and luxury four-piece bathroom. A set-back frontage provides an ample shingled driveway allowing parking for multiple vehicles whilst the large South facing established rear garden with generous hard wood entertainment area enjoys an uninterrupted open outlook.

STORM PORCH

Traditional wooden door with leaded stained glass motif panel and matching half side casements to entrance hall.

ENTRANCE HALL

Radiator, engineered wood flooring, stripped wood panelled doors to.

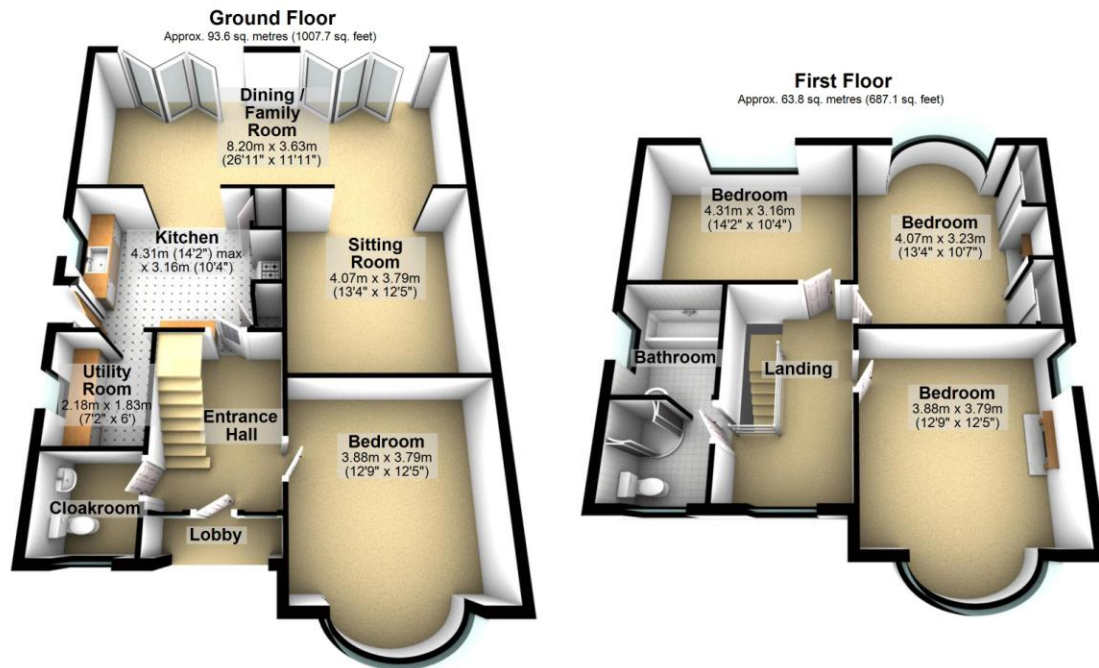
KITCHEN

14' 02" x 10' 05" (4.32m x 3.18m) Double glazed window to side, door to side leading to outside, a range of traditional style cream base and eye level fitted cupboard and drawer fitted units with matching twin pantry cupboards, under unit courtesy lighting over natural wood worktops, undermounted butler sink with mixer tap, space for dual fuel range cooker, food preparation island with granite worktop and cupboards under, engineered wood flooring, doorway opening to utility, opening connecting to dining/family room.

UTILITY ROOM

Double glazed window to side, traditional style cream base and eye level fitted cupboards, matching cupboard concealing wall mounted gas fired boiler, natural wood worktop, spaces for double fridge-freezer and washing machine, engineered wood flooring.





Total area: approx. 157.5 sq. metres (1694.9 sq. feet)
 Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
 Plan produced using PlanUp.

DINING/FAMILY ROOM

26' 11" x 11' 10" (8.2m x 3.61m) Twin double glazed bi-fold doors opening to garden, part vaulted ceiling with triple double glazed roof windows to rear, double glazed window to side, radiator, zoned under floor heating, ambient lighting and hard wired speaker system, engineered wood flooring, opening connecting to lounge.

LOUNGE

15' 92" x 12' 05" (6.91m x 3.78m)

BEDROOM FOUR/OFFICE

15' 06" into bay x 12' 05" (4.72m x 3.78m) Double glazed bay window with fitted plantation blinds to front, double glazed window with fitted plantation blinds to side, radiator.

CLOAKROOM

6' x 5' 11" (1.83m x 1.8m) Obscured double glazed window to front, radiator, low level WC, pedestal hand-wash basin, metro style part tiled walls, slate effect tiled floor.

STAIRS WITH BALUSTRADE RISING TO FIRST FLOOR

LANDING

Double glazed window to front, radiator, stripped wood panelled doors to.

BEDROOM ONE

15' 04" into bay x 12' 06" (4.67m x 3.81m) Double glazed bay window with fitted plantation blinds to front, double glazed window with fitted plantation blinds to side, radiator.

BEDROOM TWO

16' 04" into bay x 12' 06" to back of wardrobes (4.98m x 3.81m) Double glazed window with fitted plantation blinds to rear, built in double wardrobes to alcoves.

BEDROOM THREE

14' 03" x 10' 05" (4.34m x 3.18m) Double glazed window with fitted plantation blinds to rear, radiator, built-in cupboard, picture rail.

LUXURY FOUR PIECE FAMILY BATHROOM

12' 11" x 5' 10" (3.94m x 1.78m) Obscured porthole window to front, obscured double glazed window to side, radiator, panelled bath with central mixer tap and shower attachment, shower cubicle with electric shower, mounted hand-wash basin with cupboard under, low level WC, brick shaped textured tile splash backs, engineered wood flooring, loft access.

OUTSIDE

A set-back frontage provides an ample shingled driveway allowing parking for multiple vehicles with double gated side access to the rear whilst the large South facing established rear garden with generous hard wood entertainment area enjoys an uninterrupted open outlook, enclosed by fencing and hedging and stocked with a variety of trees and perennial to boundaries, there is a partially separated large wooden shed and play area.

IPSWICH BOROUGH COUNCIL

Tax band E - Approximately £2,458.61 PA (2021-2022).

SCHOOLS

Dale Hall Primary and Northgate/Ormiston Endeavour High. Also convenient to Ipswich Independent School.

Energy performance certificate (EPC)

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| VALLEY ROAD IPSWICH IP1 4PB | Energy rating D |
| Valid until 29 November 2030 | Certificate number 2170-7409-6000-9195-0971 |

Property type
Detached house

Total floor area
159 square metres



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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125 Dale Hall Lane, Ipswich IP1 4LS
Email: sales@your-ipswich.co.uk