



Brunswick Road, Ipswich, IP4 4BX

Price £365,000 Freehold

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# Brunswick Road, Ipswich, IP4 4BX

## SUMMARY

CHAIN FREE - An excellent example of a well-extended and reconfigured four-bedroom semi-detached family home, with superb loft conversion providing a striking additional bedroom and en-suite, located in the desirable North-East of Ipswich and Northgate School catchment (subject to availability). The generously proportioned and beautifully presented accommodation briefly comprises; enclosed porch, entrance hall, wrap around kitchen and dining areas, and sitting room with log-burner on the ground floor, with landing, three bedrooms and family bathroom on the first floor, and landing with main bedroom and en-suite shower room on the second floor. To the outside there is ample off-road parking and shared side access leading to a garage, whilst to the rear there is an attractive, partially landscaped and predominantly lawned garden. Early viewing is highly recommended to fully appreciate the impressive size and quality of accommodation on offer.



## ENCLOSED PORCH

Pattern tiled floor, archway, door to entrance hall.

## ENTRANCE HALL

Stairs rising to first floor with cupboard under, wood flooring, picture rail, radiator, doors to.

## KITCHEN AND DINING AREAS

18' 2" x 17' 2" approx. max. (partly separated) (5.54m x 5.23m)  
Part vaulted ceiling, double glazed window to rear, double glazed doors opening to garden, radiator, a range of matching base and eye level fitted cupboard and drawer units, solid natural wood work surfaces, Belfast sink with mixer-tap, tiled splash backs, spaces and plumbing for washing-machine and dish-washer, spaces for Rangemaster cooker and fridge-freezer (potential for inclusion subject to negotiations), wall mounted gas fired boiler, tiled floor, wrap around with exposed brick effect feature wall and opening into dining area with radiator, feature chimney recess, picture rail and wood flooring.



## SITTING ROOM

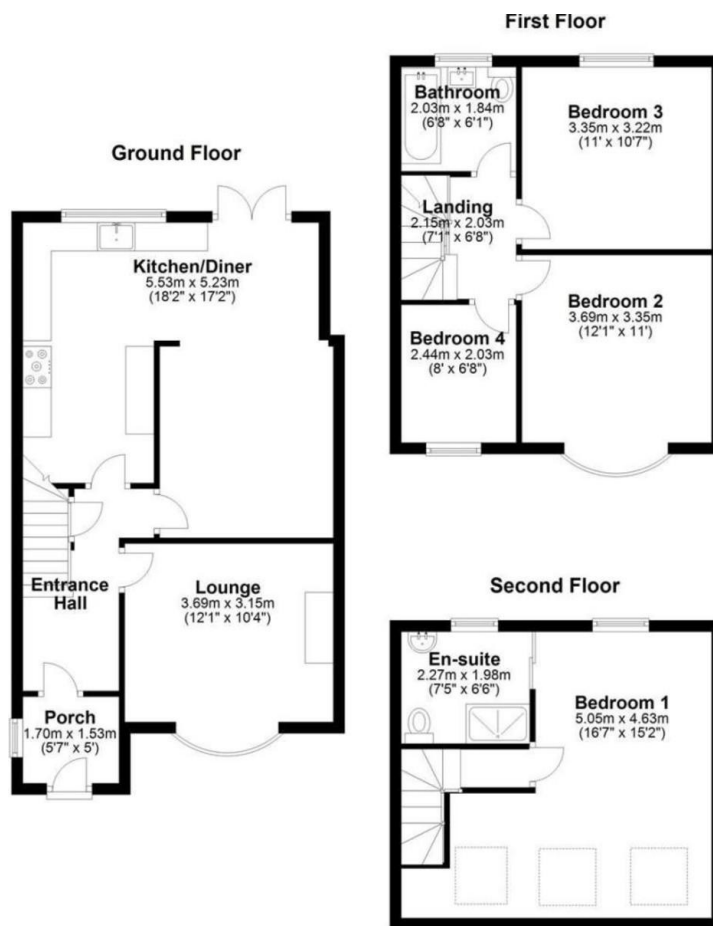
12' 1" x 10' 4" approx. (3.68m x 3.15m) Double glazed bay window to front, radiator, log-burner set in fireplace, picture rail, wood flooring.

## STAIRS RISING TO FIRST FLOOR

## LANDING

Stairs rising to second floor, doors to.





#### BEDROOM TWO

12' 1" x 11' approx. (3.68m x 3.35m) Double glazed bay window to front, radiator, picture rail.

#### BEDROOM THREE

11' x 10' 7" approx. (3.35m x 3.23m) Double glazed window to rear, radiator, picture rail.

#### BEDROOM FOUR

8' x 6' 8" approx. (2.44m x 2.03m) Double glazed window to front, radiator, picture rail.

#### FAMILY BATHROOM

Obscured double glazed window to rear, heated towel rail, three piece suite consisting of enclosed panelled bath with shower over, pedestal hand-wash basin and low level WC, tiled splash backs.

#### STAIRS RISING TO SECOND FLOOR

#### LANDING

Door to converted loft space providing main bedroom and en-suite.

#### MAIN BEDROOM

16' 7" x 15' 2" approx. max. (5.05m x 4.62m) Triple roof skylights to front, double glazed window to rear, wood flooring, sliding door to.

#### EN-SUITE

Obscured double glazed window to rear, heated towel rail, three piece suite consisting of a shower cubicle, vanity hand-wash basin and low level WC, wood flooring.

#### OUTSIDE

The walled frontage has been laid to paving to provide driveway off-road parking, there is a shared side access leading to a garage and gated pedestrian access to the rear garden.

The attractive rear garden is partly landscaped and predominantly laid to lawn, stocked with a variety of shrubs and trees. There is an open rear facing roof top outlook.

#### NEAREST SCHOOLS (.GOV ONLINE)

Sidegate Primary and Northgate High.

#### IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2,003.60 PA (2024-2025).

#### DIRECTIONS

Heading Easterly on A1214 Valley Road, at the roundabout take the second exit onto Colchester Road, in 0.4 miles turn left onto Brunswick Road, the property is found approximately 180 yards on the left.

## 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.

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)

Brunswick Road IPSWICH IP4 4BX	Energy rating <b>C</b>	Valid until: 31 March 2032	Certificate number: 0310-2679-0140-2802- 6421
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Property type	Semi-detached house
Total floor area	76 square metres



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

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