



Valley Road, Ipswich, IP1 4EE

Guide Price £573,000 Freehold

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# Valley Road, Ipswich, IP1 4EE

## SUMMARY

An impressive, substantially extended and beautifully presented five bedroom, three reception, double bay fronted detached family home, favourably situated within the prime residential north-western side of Ipswich, adjacent to an open green space. The accommodation is of excellent proportions and briefly comprises; storm porch, entrance hall, generous kitchen and dining room with utility room off, lounge and dining room, formal sitting room, formal dining room, ground floor shower room on the ground floor, with landing, master bedroom with dressing area and en-suite bathroom, four further bedrooms and four piece family bathroom on the first floor. To the outside there is ample driveway off-road parking for a number of vehicles, whilst to the rear there is an attractive garden mainly laid to mature lawn with elevated patio and outbuilding. Convenient to Christchurch Park and Ipswich Independent School, internal viewing to fully appreciate the size and quality of a accommodation on offer is highly recommended.



## STORM PORCH

Entrance door to entrance hall.

## ENTRANCE HALL

Entrance hall, radiator, stairs to the first floor, under stairs cupboard, doors to:

## FORMAL SITTING ROOM

14' 10" x 13' 11" approx. (4.52m x 4.24m) Double glazed bay window to the front aspect, double glazed window to the side aspect, radiator.



## FORMAL DINING ROOM

19' 8" x 9' 2" approx. (5.99m x 2.79m) Double glazed window to the front aspect, radiator.

## LOUNGE AND DINING ROOM

24' 2" x 11' 8" approx. (7.37m x 3.56m) Double glazed window to the side aspect, double glazed French doors opening out to the rear garden, two radiators.

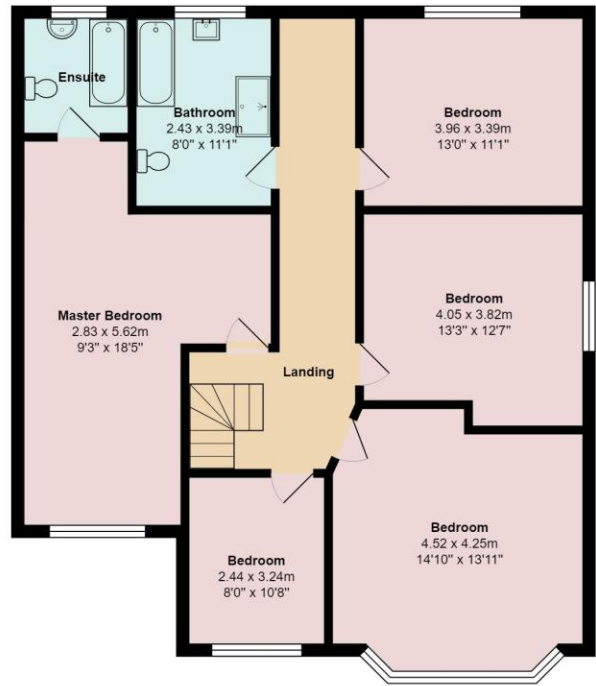
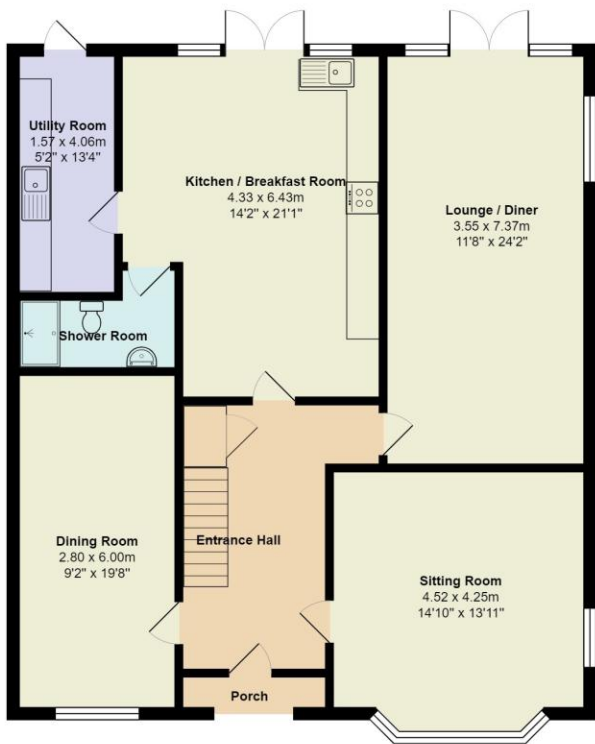
## KITCHEN AND DINING ROOM

21' 1" x 14' 2" approx. (6.43m x 4.32m) Fitted with a range of matching eye and base level units, roll edge work surfaces, inset stainless steel sink and drainer, integrated dishwasher, double oven and hob with extractor hood over, two radiators, tiled flooring, double glazed window to the rear aspect, double glazed French doors opening out to the rear garden, doors to utility room and shower room.

## UTILITY ROOM

13' 4" x 5' 2" (4.06m x 1.57m) Fitted with base level units, roll edge work surfaces, inset one and a half bowl stainless steel sink and drainer, space and plumbing for washing machine, newly installed wall mounted gas boiler (September 2024), tiled flooring, door opening out to the rear garden.





Total Area: 230.8 m<sup>2</sup> ... 2484 ft<sup>2</sup>

All measurements are approximate and for display purposes only

#### SHOWER ROOM

Three piece suite comprising shower cubicle, pedestal hand wash basin and low level WC, radiator, tiled walls.

#### STAIRS RISING TO FIRST FLOOR

#### LANDING

Doors to.

#### MASTER BEDROOM

18' 5" x 9' 3" approx. (5.61m x 2.82m) Double glazed window to the front aspect, radiator, study area, door to en-suite bathroom.

#### ENSUITE-BATHROOM

Three piece suite comprising panel enclosed bath, pedestal hand wash basin and low level WC, frosted double glazed window to the rear aspect.

#### BEDROOM TWO

14' 10" x 13' 11" approx. (4.52m x 4.24m) Double glazed bay window to the front aspect, radiator.

#### BEDROOM THREE

13' 3" x 12' 7" approx. (4.04m x 3.84m) Double glazed window to the side aspect, radiator.

#### BEDROOM FOUR

13' x 11' 1" approx. (3.96m x 3.38m) Double glazed window to the rear aspect, radiator.

#### BEDROOM FIVE

10' 8" x 8' approx. (3.25m x 2.44m) Double glazed window to the

front aspect, radiator.

#### FOUR-PIECE FAMILY BATHROOM

11' 1" x 8' approx. (3.38m x 2.44m) Four piece suite comprising Jacuzzi style bath, separate shower cubicle, low level WC and vanity hand wash basin with cupboards below, tiled splash backs, heated towel rail, frosted double glazed window to the rear aspect.

#### OUTSIDE

The generous frontage consists of a large block paved driveway providing ample off road parking for a number of vehicles enclosed by a low wall with railings and double gates for vehicle access, there is gated pedestrian access to the rear.

The attractive rear garden is mainly laid to mature lawn with steps up to an elevated timber retained paved entertainment patio with inset lighting. A further paved area links to a useful block built outbuilding with double door entry, all enclosed by panel fencing to boundaries.

#### IPSWICH BOROUGH COUNCIL

Tax band E - Approximately £2,754.95 PA (2024-2025).

#### NEAREST SCHOOLS (.GOV ONLINE)

Handford Hall Primary, Westbourne Academy High and Ipswich Independent School.

#### DIRECTIONS

Heading in a Westerly direction along Valley Road towards the Norwich Road intersecting roundabout, the property is found on the right hand side, adjacent to a green just beyond Westwood Avenue.

### 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)			
Valley Road IPSWICH IP1 4EE	Energy rating <b>C</b>	Valid until:	15 June 2027
		Certificate number:	0724-2844-7366-9093-5305
Property type		Detached house	
Total floor area		218 square metres	



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

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