



Crabbe Street, Ipswich, IP4 5HR

Guide Price £650,000 Freehold



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# Crabbe Street, Ipswich, IP4 5HR

## SUMMARY

A fine example of a substantially extended early Edwardian detached family residence, favourably situated on a rare double plot, within a desirable prime residential area in the requested East of Ipswich. This splendid handsome home offers generous characterful accommodation of excellent proportions approaching an impressive 3220sqft, which briefly comprises; storm porch, grand entrance hall, formal sitting room, living room, formal dining room, kitchen and dining room, cloakroom, pantry, and master bedroom suite with dressing area and luxury four-piece bathroom on the ground floor, with spacious landing, five bedrooms, en-suite shower room, nursery room, family bathroom, and separate WC on the first floor. Below ground there are two useful cellar rooms, one used as a store and the other as a games room. The frontage offers an area laid to lawn and side driveway parking with access to an attached garage, whilst to the rear there is a superb easterly facing established garden approaching 140ft in length. A nother huge benefit is the full replacement of the original roof approximately 5 years ago. Early viewing of this excellent family home is highly advised.

## STORM PORCH

Ornate columned entrance with decorative arch over, motif pattern tiled threshold, traditional style door with leaded and stained glass panel displaying emblems and the home's name, opening into the entrance hall,

## ENTRANCE HALL

Radiator, inset mat-well, natural wood flooring, decorative bookend archway, stairs with traditional style spindle railed banister rising to first floor, picture rail, under stairs door to stairs descending to cellar rooms, door to inner lobby, doors to.

## FORMAL SITTING ROOM

13' x 11' 11" approx. (3.96m x 3.63m) Twin secondary glazed sash windows in box bay to front, two radiators, traditional style ornate cast iron open fireplace with motif tiled inserts, traditional style coving, picture rail, natural wood flooring.

## LIVING ROOM

17' 9" x 13' approx. (5.41m x 3.96m) Sash window to side, two radiator, traditional style ornate cast iron gas fire with motif tiled inserts, borrow light window to hallway, low level alcove cupboard with shelving above, natural wood flooring, picture rail, glazed bi-fold doors through to formal dining room.

## DINING ROOM

13' x 11' 11" approx. (3.96m x 3.63m) Twin secondary glazed sash window to front, radiator, traditional style coving, picture rail, natural wood flooring.

## KITCHEN & DINING ROOM

### DINING AREA

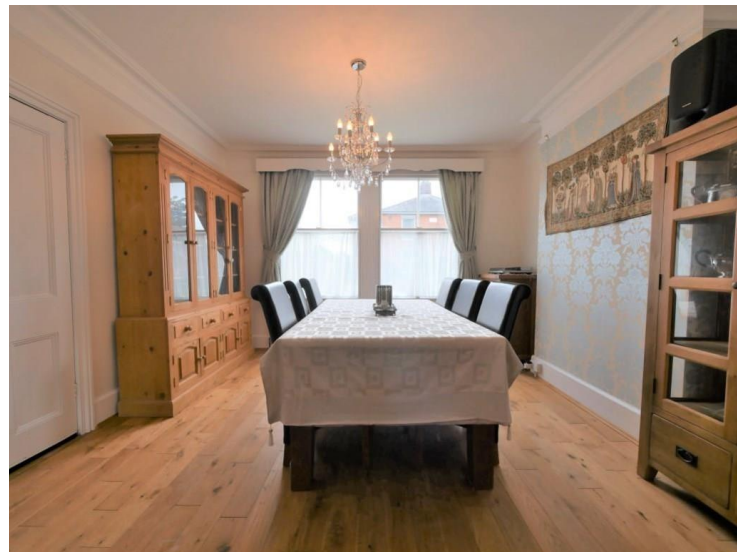
24' 7" x 12' 3" approx. (7.49m x 3.73m) Twin roof lanterns, two radiators, double glazed bi-fold doors to garden, wall mounted television point, inset LED ceiling lights, opening into kitchen area.

### KITCHEN AREA

13' 1" x 10' 10" approx. (3.99m x 3.3m) A contemporary range of base and eye level fitted cupboard and drawer units with quartz effect work surfaces, matching peninsular unit with inset gas hob and extractor over, tall larder style unit with built-in double oven and grill, and pull out side unit with integral racking, inset stainless steel sink drainer unit with mixer tap, under counter spaces for fridge, freezer, washing machine, and dish washer, door to built-in pantry cupboard, and cloakroom.

### CLOAKROOM

Obscured double glazed window to side, low level WC, mounted hand-wash basin with mixer tap and cupboard under, chrome heated towel rail, modern wall mounted gas fired boiler.





#### INNER LOBBY

Internal door to garage, door to master bedroom suite.

#### MASTER BEDROOM

13' 5" x 12' 8" approx. (4.09m x 3.86m) Double glazed French doors with side casements to rear opening out to garden, radiator, television point, loft access, corridor with triple built-in wardrobes leading to luxury en-suite four piece bathroom.

#### MASTER BEDROOM EN-SUITE

Obscured double glazed window to side, heated towel rail, panelled bath with mixer tap with shower attachment, walk in double sized shower with thermostatic fixed head shower and separate rinsers, mounted hand-wash basin with cupboard under, low level WC, wood effect flooring, stone effect splash backs.

#### STAIRS DESCENDING TO CELLAR ROOMS

#### LOWER HALLWAY

Doors to.

#### GAMES ROOM

13' 3" x 11' 9" approx. (4.04m x 3.58m) Double glazed window to side opening to recess with grate over, tiled floor, lighting, extractor.

#### STORE ROOM

Tiled floor and light.

#### STAIRS RISING TO FIRST FLOOR

#### LANDING

Two secondary glazed windows to rear and two to side, radiator, traditional style coving, picture rail, traditional style painted wood panelled doors to.

#### BEDROOM TWO

10' 8" x 9' 7" approx. (3.25m x 2.92m) Double glazed window to rear, radiator, built-in cupboard housing wall mounted gas fired boiler, access to boarded loft, door to en-suite.

#### BEDROOM TWO EN-SUITE

Obscured double glazed window to front, heated towel rail, shower cubicle with thermostatic shower, low level WC, pedestal hand-wash basin, tiled splash backs, extractor, vinyl flooring.

#### BEDROOM THREE

13' 4" x 11' 11" approx. (4.06m x 3.63m) Twin secondary glazed sash windows in box bay to front, radiator, traditional style coving, picture rail.

#### BEDROOM FOUR

13' 1" x 11' 11" approx. (3.99m x 3.63m) Twin secondary glazed sash window to front, radiator, traditional style coving, picture rail.

#### BEDROOM FIVE

16' 9" x 10' 4" approx. (5.11m x 3.15m) Twin sash windows to side, radiator, mounted hand-wash basin with mixer tap, cupboard under, and vanity side surface.

#### BEDROOM SIX

9' 9" x 7' approx. (2.97m x 2.13m) Sash window to side, radiator, loft access.

#### NURSERY/BOX ROOM

Sash window to front, BT Openreach point, wood effect flooring.

#### FAMILY BATHROOM

Obscured sash window to rear, panelled bath with mixer tap, shower attachment and electric shower over, heated towel rail, built-in airing cupboard, fully tiled walls, extractor.

#### SEPARATE WC

Obscured sash window to side, low level WC, part tiled walls.

#### OUTSIDE

The frontage consists of a lush lawn with side driveway for off-road parking and access to the attached garage, to the side there is gated pedestrian access to the rear garden. The established easterly facing rear garden approaches 140ft in length and is stocked with a variety of trees, fruit trees, shrubs and hedging, there is an entertainment patio, two sunken ponds, three wooden sheds, and a personal door to the garage, all predominantly enclosed by fencing to boundaries.

## GA RAGE

17' 10" x 10' 8" (5.44m x 3.25m) Up and over entry door access, concrete floor, pitched roof, mains power and lighting.

## IPSWICH BOROUGH COUNCIL

Tax band E - A approximately £2,754.95 (2024-2025).

## NEAREST SCHOOLS (.GOV ONLINE)

St Johns Primary and Copleston High.

## DIRECTIONS

Leaving Ipswich town centre and heading in an easterly direction along Woodbridge Road, at the roundabout intersecting with Cauldwell Hall Road and Rushmere Road, take the second exit and continue along Woodbridge Road, take the first right-hand turn onto Kirby Street, at the junction, cross the road onto Crabbe Street. The destination property is found on the left hand-side. Within approximately 0.7 miles is Derby Road train station which connects directly to the Ipswich mainline to London train station.

## 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)

|                                     |                           |   |
|-------------------------------------|---------------------------|---|
| Crabbe Street<br>IPSWICH<br>IP4 5HR | Energy rating<br><b>D</b> | Valid until:<br>17 September 2034               |
|                                     |                           | Certificate number:<br>2140-2801-5040-8103-3995 |

|                  |                   |
|------------------|-------------------|
| Property type    | Detached house    |
| Total floor area | 247 square metres |



**VIEWING STRICTLY BY APPOINTMENT  
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