



**Salehurst Road, Ipswich IP3 8RU**



**welcome to**

**Salehurst Road, Ipswich**

**\*\*BROKE HALL LOCATION\*\* \*\*CORNER PLOTTHREE RECEPTION AREAS\*\*PORCH \*\*ADDITIONAL KITCHEN SPACE \*DOWNSTAIRS SHOWER ROOM  
\*\*FIVE FIRST FLOOR BEDROOMS \*\*ONE EN-SUITE \*\*FIRST FLOOR BATHROOM \*\*LARGE TANDEM GARAGE \*\*OFF ROAD PARKING \*\*VIEWING A  
MUST TO APPRECIATE THE SIZE OF THE ACCOMMODATION**



### **Porch**

Door into -

### **Hallway**

Stairs to first floor and door to under stairs cupboard.

### **Cloakroom**

Two-piece suite comprising of low-level WC and wash hand basin. Obscure double-glazed window to the garage.

### **Third Reception/Study**

16' 1" x 7' 7" ( 4.90m x 2.31m )

Double-glazed window to the front.

### **Living Room**

15' 7" x 12' ( 4.75m x 3.66m )

Double-glazed window to the front. Feature fireplace and frosted four stage folding doors leading into the dining room-

### **Dining Room**

9' 8" x 9' 1" ( 2.95m x 2.77m )

Doors to the rear leading to conservatory. The advantage of the dining room and living room is that they can be combined to make an excellent and generous family living area.

### **Conservatory**

13' 7" x 8' ( 4.14m x 2.44m )

French doors to the rear leading to the garden.

### **Kitchen**

16' 1" x 9' 1" ( 4.90m x 2.77m )

Double-glazed window to the rear. Range of floor and wall units with coordinated work surfaces. Inset sink unit, tiled splash back. Inset cooker, induction hob and extractor hood over. Door to utility room.

### **Utility Room**

11' 1" x 8' ( 3.38m x 2.44m )

Double-glazed window to the rear. Range of floor and wall units with coordinated work surfaces. Space for washing machine and tumble dryer. Inset sink

drainer unit. Doors to garage and rear garden.

### **First Floor Landing**

Double glazed window to the front. Storage cupboard.

### **Bedroom One**

14' 1" x 12' 1" ( 4.29m x 3.68m )

Double-glazed window to the front. Door to En-suite.

### **En-Suite**

12' 7" x 10' ( 3.84m x 3.05m )

Double-glazed window to the front. Suite comprising of bath with shower over, low level WC, pedestal wash hand basin. Floor standing units, towel rail.

### **Bedroom Two**

12' 1" x 10' 6" ( 3.68m x 3.20m )

Double-glazed window to the rear. Built in wardrobe.

### **Bedroom Three**

12' 1" x 9' 1" ( 3.68m x 2.77m )

Double-glazed window to the rear. Built in cupboard.

### **Bedroom Four/Dressing Room**

11' 11" x 8' 3" ( 3.63m x 2.51m )

Double-glazed window to the rear. Built-in furniture to remain.

### **Bedroom Five/Office**

8' 4" x 8' ( 2.54m x 2.44m )

Double-glazed window to the front. Built in furniture, for a home office.

### **Bathroom**

Obscure double-glazed window to side aspect.

Three-piece suite comprising of low-level WC, wash hand basin, and panel enclosed bath.

## **Annexe/Extension**

### **Exclusive External Front Door**

### **Entrance Hall Living Room**

16' 2" max x 12' 6" ( 4.93m max x 3.81m )

Double glazed window to the rear. Door to the main house conservatory, door to kitchen.

### **Kitchen**

6' 9" x 5' 3" ( 2.06m x 1.60m )

Range of floor and wall units. Inset stainless steel sink unit. Double glazed window to the side. The kitchenette could also be used potentially as storage space depending on need.

### **Bedroom**

12' 5" x 10' 4" ( 3.78m x 3.15m )

Double glazed window to the front.

### **Shower Room**

Three-piece suite comprising of low-level WC, wash hand basin, shower cubicle and towel radiator. Obscured double glazed window to the side.

### **Outside Front Garden**

Block paved driveway and parking for multiple vehicles. The front of the property has been partially laid to lawn with mature shrubs and hedges.

### **Rear Garden**

The rear garden features an immediate patio with paving leading to the side access. Shed and summer house which we understand from the owner are to remain. Good size garden, laid to lawn with established shrubs and trees. Gate to the corner of the garden giving access to area potentially suitable for a motor home.

### **Garage**

25' 4" max x 14' 2" max ( 7.72m max x 4.32m max )

Up and over door with power and light. Roof lights. Wall mounted boiler.



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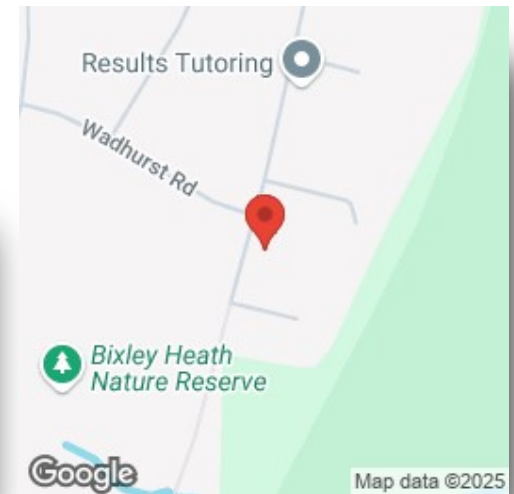
## **Salehurst Road, Ipswich**

- Broke Hall Location
- Family Home with Generous Extension Space
- Detached Corner Plot & Tandem Garage
- Three Reception Areas
- Five Bedrooms

Tenure: Freehold EPC Rating: C

offers in the region of

**£610,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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**william h brown**



**01473 721965**



[IpswichEast@williamhbrown.co.uk](mailto:IpswichEast@williamhbrown.co.uk)



33 Woodbridge Road East, IPSWICH, Suffolk,  
IP4 5QN



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