



Humber Doucy Lane, Ipswich IP4 3NR

welcome to

Humber Doucy Lane, Ipswich

****DETACHED FAMILY HOME **EAST IPSWICH **NEED OF UPDATING **SO MUCH POTENTIAL (STPP) **REAR LAND UN-OVERLOOKED **TWO RECEPTION ROOMS **THREE BEDROOMS **ORIGINAL FEATURES **NO ONWARD CHAIN**



Delightful Three-Bedroom Detached Home in East Ipswich

We are delighted to present this charming three-bedroom detached house, situated in a sought-after area of East Ipswich. Lovingly cared for over many years by the current owners, this property offers a wonderful opportunity to create a spacious and inviting family home.

Set within its own generous grounds, the property boasts extensive rear gardens-ideal for outdoor living, gardening, or future development (subject to planning permission). While some modernisation would enhance its full potential, the home retains a wealth of original features that contribute to its character and appeal.

The accommodation includes two welcoming reception rooms, a bright conservatory, and a well-laid-out kitchen. Upstairs, there are three good-sized bedrooms and a family bathroom. Outside, the property benefits from ample off-road parking for multiple vehicles and beautifully mature gardens that extend significantly to the rear.

Perfectly located, this home offers easy access to Ipswich town centre, local amenities, and major routes including the A12 and A14. It is also within walking distance of Ipswich Hospital, local fields, and the village of Playford.



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Entrance Hall

Living Room

13' 6" into bay x 12' 1" (4.11m into bay x 3.68m)

Dining Room

13' 2" x 10' (4.01m x 3.05m)

Kitchen

16' 9" x 6' 9" (5.11m x 2.06m)

Conservatory

6' 7" x 9' 8" (2.01m x 2.95m)

First Floor Landing

Bedroom One

12' 1" x 13' 6" into bay (3.68m x 4.11m into bay)

Bedroom Two

13' 6" x 10' 3" max (4.11m x 3.12m max)

Bedroom Three

10' x 7' 10" max (3.05m x 2.39m max)

External Details



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- EASTERN OUTSKIRTS OF IPSWICH
- SUBSTANTIAL PLOT
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- NEED OF UPDATING

Tenure: Freehold EPC Rating: E
Council Tax Band: D

offers in excess of

£385,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPW103992 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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