

# Foxhall



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## Darwin Road

East Ipswich, IP4 1QE

Guide price £280,000





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SUPERB OPPORTUNITY - LARGE 0.20 ACRE PLOT RARELY AVAILABLE - PRE-PLANNING APPROVED FOR ANOTHER TERRACE PROPERTY / DETACHED PROPERTY PLUS THREE BEDROOM EXTENDED END TERRACE HOUSE IN NEED OF REFURBISHMENT- LOUNGE AND SEPARATE DINING ROOM - EXTENDED KITCHEN / BREAKFAST ROOM - DOWNSTAIRS W.C. AND UTILITY CUPBOARD, UPSTAIRS BATHROOM AND THREE GOOD SIZED BEDROOMS

\*\*\*Foxhall Estate Agents\*\*\* are delighted to offer for sale this attractive single bay THREE BEDROOM END-TERRACE HOUSE situated in approximately 0.20 acres in highly sought after area within East Ipswich and comes with pre-planning approval for a further terrace property or detached dwelling.

The property comprises of three good sized bedrooms, upstairs bathroom, separate lounge and dining room, extended kitchen, downstairs cloakroom and utility cupboard.

The property also benefits from lots of original features including high skirting boards, panelled internal doors, period tiling on the front path and the feature bay window itself.

This represents an excellent opportunity to purchase a spacious family home in highly sought after east Ipswich location, being in catchment for Clifford Road Primary School & Copleston High School (subject to availability). With pre-planning approval for another dwelling, the new owner could potentially add a further dwelling to the side of the property, add a detached property on the plot or potentially just extend this property into the plot. All would need formal approval from the council, however there is clearly huge potential for new buyers and this opportunity rarely appears.

## Front Garden

Mid height attractive brick wall with wrought iron gate to path, original checkable tiles right up to the open porch, the open porch has original checkable tiles. There is access to the rear and side garden via two double gates and a fence to the side of the property.

## Entrance Hall

Entrance door into the hallway, radiator, doors to both the lounge and the dining room and stairs up to the first floor, vinyl flooring.

## Lounge

13'1 x 9'8 (3.99m x 2.95m)

Double glazed bay window to the front with fitted blinds, a feature fireplace with original tiles currently boarded but we understand that this is an open fireplace, carpet flooring, radiator, picture rail.

## Dining Room

10'10 x 10'8 (3.30m x 3.25m)

A feature fireplace, picture rails, radiator, vinyl flooring, double glazed window to the rear, door to kitchen/breakfast room.

## Kitchen / Breakfast Room

12'9 x 8'7 (3.89m x 2.62m)

Comprises of wall and base units with cupboards and drawers under, work surfaces over, stainless steel sink bowl with double drainer, glazed window to the side, space for an electric or gas oven (there is a capped supply to the side of existing electric cooker should the purchaser wish to re-instate this), space and plumbing for a washing machine, space for a dishwasher, radiator, door to a large under stairs cupboard, wall mounted Vaillant boiler which is 2006 and has been regularly serviced (by the Gas Shop latest service September 2024).

## Rear Lobby

Door to the utility cupboard and door to the downstairs cloakroom, double glazed and uPVC door out into the garden.

### Utility Cupboard

Double glazed window to the rear, space for a full height fridge/freezer or dryer or similar, storage or use as a larder cupboard, light and power.

### Downstairs Cloakroom

Double glazed window to the rear, low flush WC and wash hand basin, vinyl floor tiles and sliding door to.

### First Floor Split Landing

Doors to bedrooms one, two, three and the shower room, small loft hatch, storage cupboard.

### Bedroom One

13'7 x 10'11 (4.14m x 3.33m)

Original wooden flooring, two double glazed windows to the front with fitted slatted blinds, original Victorian style fireplace currently boarded.

### Bedroom Two

10'10 x 8'5 (3.30m x 2.57m)

Double glazed window to the rear, original Victorian style fireplace, picture rail, radiator, vinyl flooring.

### Bedroom Three

9'5 x 8'8 (2.87m x 2.64m)

Original wooden floor, double glazed window to rear, airing cupboard housing the water tank with shelving.

### Shower Room

8'4 x 5'7 (2.54m x 1.70m)

Pedestal wash hand basin, low flush WC, double glazed

obscure window to side, large walk in shower cubicle, vinyl flooring, radiator, part tiled walls and mermaid backing board.

### Rear Garden

Fully enclosed rear garden with new fence panels on the left hand side and partially on the right hand side, large plot, outside tap, greenhouse and summer house (to stay), patio area, paths around the back door to the side, mature planting.

This is ready for a new owner to turn to a multitude of uses including an extension on the original house or to take up one of the planning application options for a new dwelling.

### Agents Notes

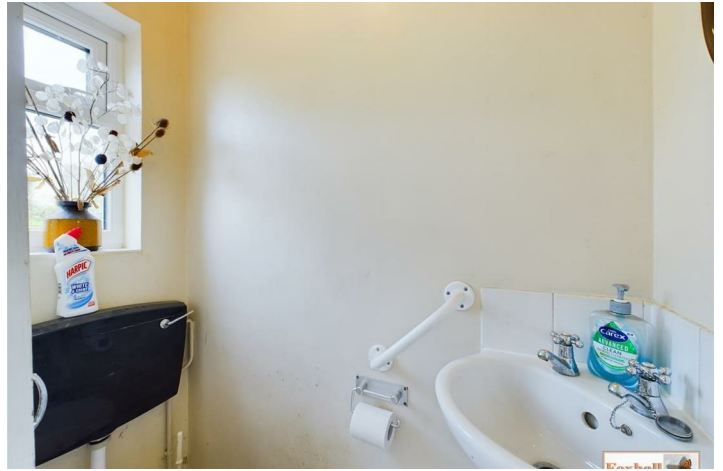
Tenure - Freehold

Council Tax Band - C

Please note that a pre-planning application has been submitted for the following and approved. A copy of this can be obtained upon request. A full planning application will need to be submitted and approved by the council. Any further enquiries must be made by the prospective purchaser.













## Road Map



## Hybrid Map



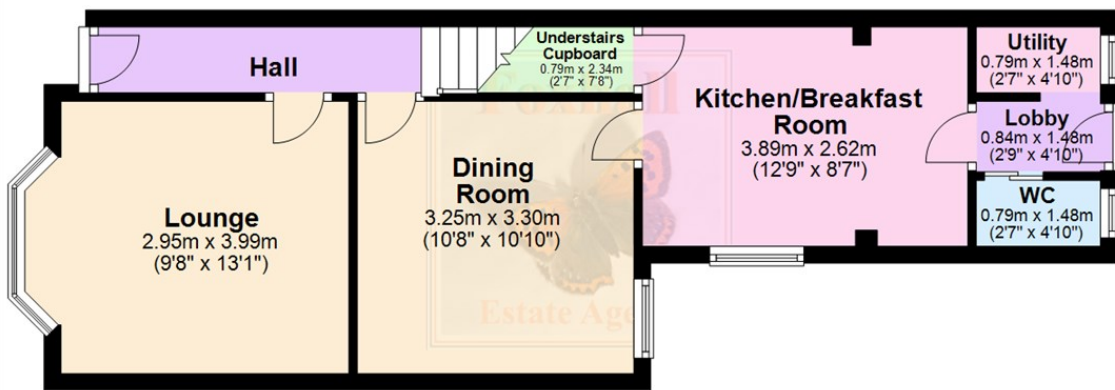
## Terrain Map



## Floor Plan

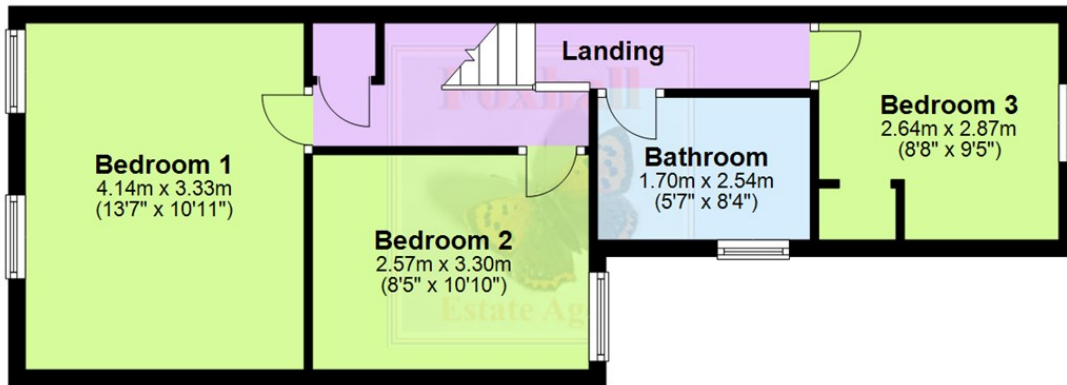
### Ground Floor

Approx. 43.3 sq. metres (465.7 sq. feet)



### First Floor

Approx. 42.5 sq. metres (457.7 sq. feet)

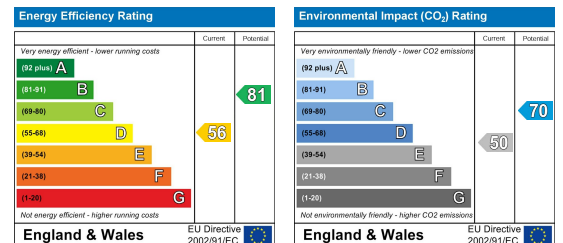


Total area: approx. 85.8 sq. metres (923.4 sq. feet)

## Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.