



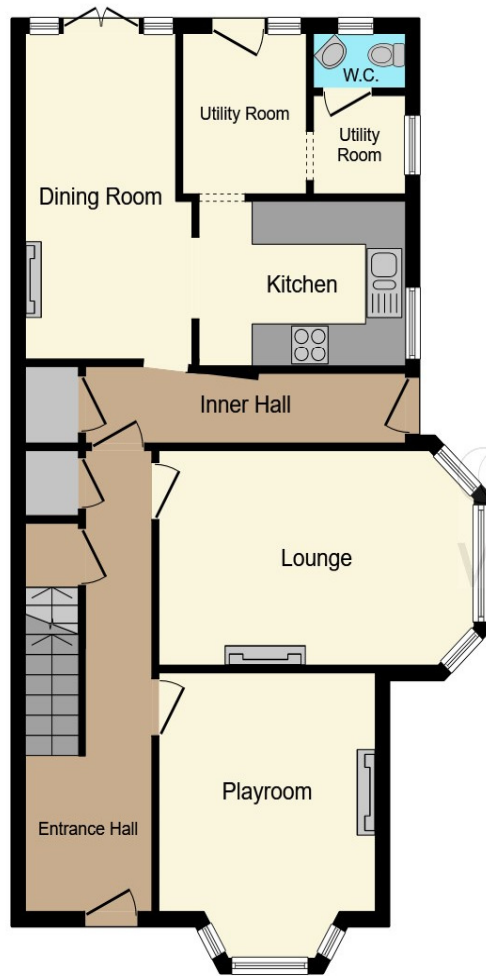
Brooks Hall Road, Ipswich IP1 4BY

welcome to

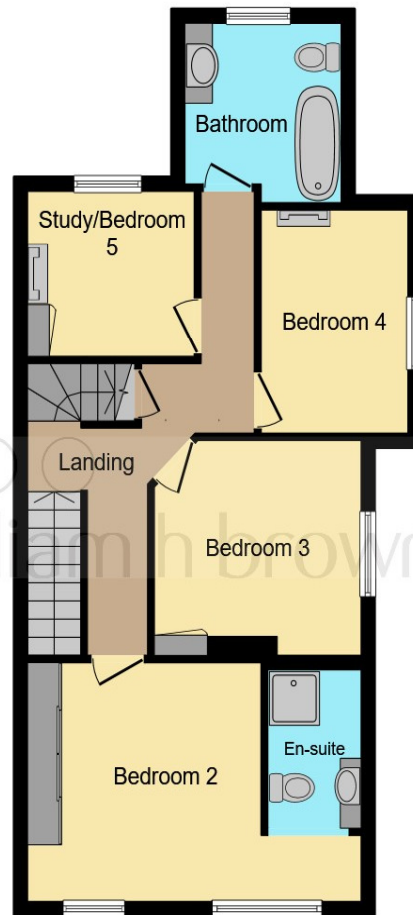
Brooks Hall Road, Ipswich

This stunning Victorian five bedroom semi-detached family home has been fully refurbished inside and outside, boasting a modern fitted kitchen, two fitted wood burners, three bathrooms, a separate study, a fully landscaped South-East facing rear garden, a garage and ample off street parking.





Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance Hall

25' x 5' 9" (7.62m x 1.75m)

Playroom

15' 1" x 12' 9" (4.60m x 3.89m)

Lounge

19' 1" x 12' 1" (5.82m x 3.68m)

Inner Hall

20' 3" x 3' 3" (6.17m x 0.99m)

Dining Room

18' x 10' 6" (5.49m x 3.20m)

Kitchen

11' 9" x 9' 7" (3.58m x 2.92m)

Utility Room

8' 4" x 12' 9" max (2.54m x 3.89m max)

Cloakroom

5' x 2' 9" (1.52m x 0.84m)

Basement

19' 8" x 12' 5" (5.99m x 3.78m)

First Floor Landing

Bedroom Two

17' 1" max x 11' 7" (5.21m max x 3.53m)

En Suite

7' 9" x 5' 4" (2.36m x 1.63m)

Bathroom

7' 5" x 7' 9" (2.26m x 2.36m)

Study/bedroom five

welcome to

Brooks Hall Road, Ipswich

- Stunning Victorian home of a generous proportion
- Fully refurbished inside & outside
- Separate study
- Excellent entertaining space
- Three bathrooms & downstairs cloakroom

Tenure: Freehold EPC Rating: E

£575,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
IPS118631 - 0008

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