



Valley Road, Ipswich, IP1 4PA

welcome to

Valley Road, Ipswich

This fabulous detached home is just a short walk to Christchurch Park and boasts four double bedrooms, one single bedroom/study, a beautiful lounge, spanning the entire depth of the property, a large open plan kitchen/diner/family room, generous South facing rear garden and a COMPLETE ONWARD CHAIN!



Entrance Porch

5' 8" x 3' 9" (1.73m x 1.14m)

Stylish entrance porch with exposed brickwork, tiled flooring, one radiator, spot lights and a double glazed window to the side with fitted blind.

Entrance Hall

13' 1" x 10' 9" (3.99m x 3.28m)

Beautifully presented, light, airy hall with wood effect flooring, two double glazed windows to the front, one with fitted blind and one with shutters, wall papered walls and an understairs storage cupboard.

Cloakroom

6' 8" x 4' 6" (2.03m x 1.37m)

Hard tiled grey wood effect flooring, grey heated towel rail, enclosed WC, matching vanity sink with gold handles and fitted standalone tap, spot lights, extractor fan, steps down to entry and a double glazed window to the front.

Lounge

18' 2" x 12' 9" (5.54m x 3.89m)

Stunning, open plan lounge, spanning the entire depth of the property with a double glazed window to the front with fitted blind, French doors leading to the rear garden with adjacent glazing, carpet flooring, two radiators, TV point, an electric fireplace with tiled detailing and wall papered walls.

Family Room

15' 7" x 13' 2" (4.75m x 4.01m)

Double glazed bay window to the rear with fitted blinds, allowing for beautiful views across the rear garden, carpet flooring, one radiator, TV point and a fireplace with stone surround and mantel.

Kitchen/Diner

31' 1" x 10' 9" (9.47m x 3.28m)

Beautiful, open plan room boasting bi-fold doors leading out to the rear garden, a double glazed bay window to the front, flooding this room with natural light, Porcelain tiled flooring throughout, spot lights, a fitted wood burner with stone base, a range of eye and base level units in high gloss white with black granite worktop surfaces, a butler sink with chrome mixer tap, a breakfast bar with black

granite worktop and seating options, two integrated Siemens ovens, a microwave with warming drawer, an integrated wine cooler, a five ring Neff induction hob, an extractor hood, an integrated dishwasher, space for a large American fridge/freezer and a grey contemporary radiator.

Utility Room

16' 7" x 6' 2" (5.05m x 1.88m)

Stunning room split into two halves, Porcelain tiled flooring throughout, a glazed door leading to the rear garden, Velux windows, spot lights, a loft hatch, a full wall of built in sliding wardrobes, a chrome heated towel rail, a base unit in white with stone effect worktop surface, a stainless steel sink with chrome mixer tap, a wall mounted gas fired boiler, a door leading to the garage and space for washing machine and tumble dryer.

Garage

12' 4" x 7' 3" (3.76m x 2.21m)

Barn style doors, power, light and a door leading to the utility.

First Floor Landing

A triple storage cupboard, carpet flooring, one radiator, a wall papered wall and a double glazed window to the front with fitted shutters.

Master Bedroom

16' 5" x 13' 2" (5.00m x 4.01m)

An expansive master bedroom with beautiful views across the rear garden via a double glazed window to the rear with fitted blind, carpet flooring, one radiator, ample space for wardrobes and a super king bed.

Bedroom Two

13' 1" x 12' 1" (3.99m x 3.68m)

Double glazed window to the rear with fitted blind, carpet flooring and one radiator.

Bedroom Three

13' 1" x 8' 3" (3.99m x 2.51m)

Double glazed window to the rear with fitted blind, carpet flooring, a built in wardrobe, a loft hatch and one radiator.

Bedroom Four

10' 9" x 7' 4" (3.28m x 2.24m)

Double glazed window to the side with fitted blind, carpet flooring, a loft hatch and one radiator.

Bedroom Five/Study

8' 1" x 6' 4" (2.46m x 1.93m)

Double glazed window to the side carpet flooring, entrance to the storage in the eaves and one radiator.

Bathroom

9' 9" x 7' 1" (2.97m x 2.16m)

Fabulous, contemporary bathroom which has been recently refurbished featuring a bath with plumbed in central taps, a triple shower with glass enclosure, waterfall shower and further shower attachment, low level WC, vanity sink with chrome mixer tap, grey heated towel rail, spot lights, extractor fan, tiled flooring, part tiled walls and dual aspect double glazed windows to the side.

Outside:

Front Garden

Upon entry to this stunning property you are greeted with a block paved driveway, a wall border and black cast iron railings, hedging to the side, raised flower beds with slate borders, access to the garage and a covered porch.

Rear Garden

Generous, fully South facing rear garden with a large patio seating area, a retaining brick wall, a fitted pergola, outside taps and light, a side access gate, a large lawned area with raised flower beds, mature trees and a fully enclosed border. To the rear of the property is a summer house, a separate shed, hedging, fitted lights and access to the kitchen via bi-fold doors.

Summer House

9' x 9' (2.74m x 2.74m)

Single glazed window to the front, tiled effect flooring and double doors to entry.

Shed

8' 9" x 4' 5" (2.67m x 1.35m)

Perfect for storage.



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welcome to

Valley Road, Ipswich

- Complete onward chain
- Four double bedrooms & one single
- Contemporary cloakroom & bathroom
- Large open plan kitchen/diner/family room
- Generous, un-overlooked South facing rear garden

Tenure: Freehold EPC Rating: C

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS119147 - 0003

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