



Bromeswell Road, Ipswich, IP4 3AS

welcome to

Bromeswell Road, Ipswich

1 Bromeswell Road is an exquisite four bedroom detached home which has been sympathetically renovated to cater to the needs of modern living, while incorporating the highest of specifications throughout.



Location

This highly desirable family home is situated to the North of Ipswich. The property is within close proximity to a co-op, post office and conveniently has a bus stop opposite the property on Chelsworth Avenue. The popular Woolpack pub is a short downhill walk from the property with further pubs in the peaceful village of Westerfield. The town centre is a short distanced walk through Christchurch Park which provides access to an array of shops including supermarkets, the Buttermarket and Sailmakers shopping centres. Ipswich mainline station is situated in the town centre and has links to London Liverpool Street, Norwich and Colchester. The A14 trunk road is also close by for Bury St Edmunds, Colchester and Felixstowe.

Entrance Hall

16' 3" x 23' 2" max (4.95m x 7.06m max)

Upon entry you are greeted with a generous vaulted hallway boasting an oak staircase with a glass balustrade, oak style hard tiled flooring with under floor heating, bespoke understairs storage, push close cupboards, spot lights, a composite front door with frosted panels either side and a Laura Ashley suspended chandelier, which finishes off this stylish entrance hall!

Living Room

20' 5" x 11' 11" (6.22m x 3.63m)

Double oak hidden doors to entry, leading into this spacious lounge with carpet flooring, under floor heating, spot lights, TV point, wall hung lights, two double glazed windows to the rear and a beautiful, unique Planaka Bio Ethanol fireplace, which provides a cosy yet contemporary aspect to this room.

Kitchen/Diner

21' 4" x 24' 10" max (6.50m x 7.57m max)

Open plan living at it's finest! A beautifully presented room boasting three separate living areas and benefiting from a full wall of bi-fold doors leading into the rear garden, 6 further double glazed windows to either side and a stunning Skylight, flooding this room with natural light. There is oak style hard tiled floors throughout with under floor heating and spot lights. Towards the kitchen proportion of the room there is a range of eye and base level handle less units in white with quartz worktops, an inset sink plus drainer unit, chrome mixer tap and a no boil hot tap. The kitchen also offers a central island with waterfall quartz worktops, an integrated Neff induction hob with an integrated extractor fan, further storage underneath the island and seating area, as well as

range of built in appliances including a Neff double oven, Bosch dishwasher and fridge/freezer. Towards the dining/snug space there is a Planaka Bio Ethanol fireplace, which has partial views through to the living room. There are also fitted blinds to all the windows and bi-fold doors.

Utility Room

9' 7" x 5' 1" (2.92m x 1.55m)

A range of eye and base level handles less units in grey with natural stone worktops surfaces in grey, a boxed in boiler and pressurised system, hard tiled oak style flooring with under floor heating, spot lights and a double glazed window to the front.

Study/Bedroom Five

10' 1" x 13' 6" max (3.07m x 4.11m max)

Spacious study with ample space for a double desk set up. Enjoy your lunch break in style with patio doors leading onto the porcelain patio seating area to the side, wood effect flooring with under floor heating and spot lights throughout.

Ground Floor Bedroom Four

10' 11" x 10' (3.33m x 3.05m)

Patio doors leading onto a Porcelain patio seating area, hard tiled oak style flooring and spot lights.

Ground Floor Shower Room

9' 6" x 5' 3" (2.90m x 1.60m)

Triple walk in shower with a handle less glass screen, waterfall shower and further shower attachment, a marble effect Porcelain tiled splashback, enclosed WC, suspended vanity sink with chrome mixer tap, chrome heated towel rail, tiled flooring, de-mist mirror, spot lights, extractor fan, fully tiled walls with textured feature wall and a double glazed window to the front.

First Floor Landing

Spacious landing with an oak staircase and glass balustrade with views overlooking your hallway, a Laura Ashley suspended chandelier, carpet flooring, two radiators, spot lights and a double glazed window to the front.

Master Bedroom

14' 9" x 15' 5" max (4.50m x 4.70m max)

Vaulted ceilings compliment this master suite boasting carpet flooring, one radiator, TV point, spot lights and a walk in wardrobe measuring 9'5 X 6'7.

En-Suite

8' 11" x 7' 2" (2.72m x 2.18m)

Finished to a very high standard, this exemplary en-suite shower room boasts a walk in shower with waterfall shower, further shower attachment, glass screen, tiled splashback, a tiled alcove with additional lighting, enclosed WC, suspended vanity sink with a chrome mixer tap, spot lights, integrated dual toothbrush charger, chrome heated towel rail, hard tiled flooring and a Velux window, which is rain sensitive and remote controlled with black out blinds.

Principle Bedroom

16' x 15' 2" (4.88m x 4.62m)

Double glazed window to the front, one radiator, carpet flooring, TV point, spot lights and a full wall of built in sliding wardrobes with fitted shelving, rails, vanity units and fitted chests of drawers.

Bedroom Three

15' 9" x 9' 5" (4.80m x 2.87m)

Velux window to the side, which is remote controlled and rain sensitive with a fitted black out blind, carpet flooring, one radiator, a vaulted ceiling and TV point.

Bathroom

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

Exceptional bathroom including a standalone bath with a further standalone tap and shower attachment. Directly above is a Velux window, which is rain sensitive and remote controlled with an integrated black out blind, a suspended vanity sink with a chrome mixer tap and de-mist mirror, enclosed WC, integrated dual toothbrush charger, spot lights, extractor fan, chrome heated towel rail, Porcelain tiled flooring and walls, with a feature textured tiled wall.

Outside:

Front Garden

Grey block paved driveway providing ample off street parking and two side gates leading to each side of the garden.

Rear Garden

Substantial wraparound garden benefiting from a large Porcelain tiled seating area, which flows from the East/West side of the property, with a walkway to the rear. There is a large lawned area, an oak sleeper border with white stone planters, steps down which lead to a bespoke fire pit seating area.



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welcome to

Bromeswell Road, Ipswich

- Four generous bedrooms & a ground floor study
- Three contemporary bathrooms
- Impressive entrance hall
- Under floor heating on the entire ground floor
- Wraparound garden with a bespoke sunken fire pit seating area

Tenure: Freehold EPC Rating: D

£750,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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