



Broom Hill Road, Ipswich, IP1 4EH

welcome to

Broom Hill Road, Ipswich

This stunning, Victorian, double bay fronted home has been renovated to a very high standard and boasts a cosy bay fronted lounge, seperate dining room and kitchen/diner, three bedrooms, a seperate bathroom, an en suite to master bedroom, on street parking and a COMPLETE ONWARD CHAIN!



Entrance Porch

A door to the entrance hall.

Entrance Hall

21' 4" x 4' 9" (6.50m x 1.45m)

Stunning, long sweeping entrance hall with Victorian character, wood effect flooring throughout, one radiator and a panelled staircase.

Lounge

14' 5" x 12' 3" (4.39m x 3.73m)

Beautiful, cosy, bay fronted lounge with wood effect flooring, one radiator and TV point.

Dining Room

11' 8" x 10' 8" (3.56m x 3.25m)

Double glazed window to the rear, wood effect flooring, one radiator and ample space for a large table and chairs.

Kitchen/Diner

19' 5" x 9' 2" (5.92m x 2.79m)

High spec kitchen, which has been renovated by the current vendors, with hard tiled Herringbone wood effect flooring throughout, French doors leading to the garden, two double glazed windows to the side, a range of eye and base level units in white and navy with white worktop surfaces, a butler sink with chrome mixer tap, a white Herringbone splashback, suspended lights, an integrated oven, microwave, induction hob and extractor hood, an integrated dishwasher, space for an American fridge/freezer, ample draw space, a Victorian style radiator, spot lights, a storage cupboard and ample space for a table and chairs. This is an excellent entertaining area, with direct access to the garden.

First Floor Landing

A storage cupboard, loft hatch and carpet flooring.

Master Bedroom

14' 1" x 14' 4" max (4.29m x 4.37m max)

Double glazed bay window to the front, carpet flooring, one radiator and a door leading to the en suite.

En Suite

8' 4" x 4' 4" (2.54m x 1.32m)

Low level WC, pedestal wash hand basin, a shower with gold glass enclosure, gold waterfall showerhead and gold shower attachment, a grey tiled splashback, a gold heated towel rail and double glazed window to the side.

Bedroom Two

11' 5" x 10' 8" (3.48m x 3.25m)

Double glazed window to the rear, carpet flooring, one radiator and a wall papered wall.

Bedroom Three

12' 5" max x 9' 9" (3.78m max x 2.97m)

Double glazed window to the rear, wood effect flooring and one radiator.

Bathroom

9' 1" x 6' 2" (2.77m x 1.88m)

Low level WC, a vanity sink, a roll top bath with waterfall shower, standalone tap and gold glass enclosure, tiled splashback, tiled flooring, chrome heated towel rail, part Metro tiled walls, an extractor fan and double glazed window to the side.

Outside:

Front Garden

A walled border, an original pathway leading to the front door and a side gate leading to the rear garden.

Rear Garden

Beautifully presented, landscaped rear garden with a patio area, a large lawned area with shingle borders either side, a raised decking area to the rear, a fully enclosed border, a side gate and an outside tap and light.



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Broom Hill Road, Ipswich

- Complete onward chain
- Stunning Victorian, double bay fronted home
- High standard renovation
- Seperate bathroom & en suite to master bedroom
- Cosy bay fronted lounge, seperate dining room & kitchen/diner

Tenure: Freehold EPC Rating: D

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS119869 - 0004

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