



Grier & Partners
— LAND AND ESTATE AGENTS —

10 BROOMHAYES, MAIDENHALL, IPSWICH,
SUFFOLK, IP2 9DA
ASKING PRICE OF £295,000





INTRODUCTION

This beautifully presented home in Broomhayes, Ipswich offers a modern and welcoming living space throughout. Featuring a bright open-plan Sitting/ Dining area, a stylish kitchen, and three large bedrooms all helping to combine comfort with practicality. With views over the River Orwell, this property is definitely worth a viewing



INFORMATION

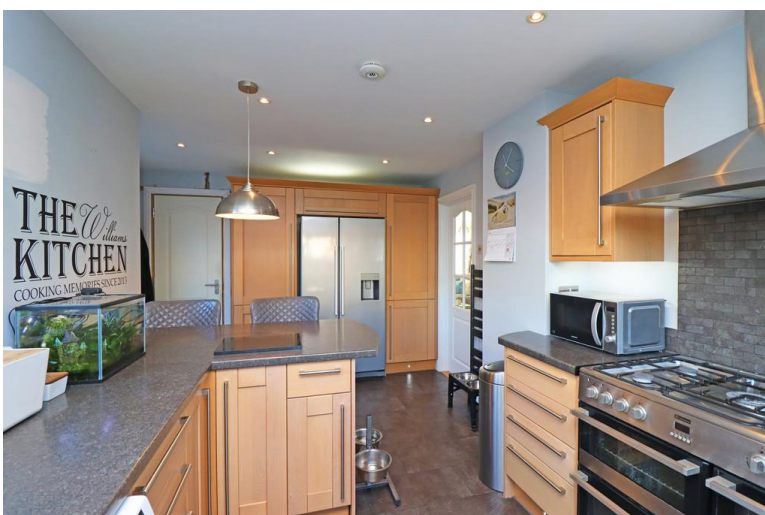
Originally built in the 1970's of brick and block construction and later extended, double glazed windows and doors throughout, gas fired boiler to radiators throughout with electric underfloor heating in the Kitchen, Ample off-road parking for multiple cars.

SERVICES

- mains water, gas, electric and drainage are connected to the property
- Local Ipswich Borough Council contact: 01473 432000
- Ultrafast broadband is available via Openreach, CityFibre and Virgin Media (ofcom.co.uk)
- 5G mobile signal is available via EE, O2, Vodafone and Three (ofcom.co.uk)
- Check the flood risk in this area via - www.gov.uk/check-long-term-flood-risk
- Council Tax Band – C
- Energy Performance Rating – D

LOCATION

Located in a popular residential area, the property benefits from convenient access to local amenities including shops, parks, schools, and public transport links. Broomhayes offers a peaceful neighbourhood while still being close to Ipswich town centre, providing easy connectivity for commuting, leisure, and shopping. With green spaces nearby and good road links, the location strikes the perfect balance between community living and everyday convenience.





ACCOMMODATION

over two floors, on the ground floor:

ENTRANCE HALL

via a glazed front door, door into the sitting room, stairs to the first floor and door to the:

WC

window to the side, WC, hand wash basin

SITTING/ DINING ROOM

10' 03" x 21' 07" (3.12m x 6.58m) large window to the front, radiator, electric wall-mounted feature fireplace, understairs storage cupboard, open plan into the:

PLAYROOM/ BREAKFAST ROOM

8' 04" x 9' 10" (2.54m x 3m) double doors into the rear garden, radiator, space for a large table and chairs

KITCHEN

17' 03" x 10' 10" (5.26m x 3.3m) window to the front and side, door to the rear garden, underfloor heating in the kitchen, radiator, ample wall and base units, Large oven with gas hobs and extractor above, built-in dishwasher, space for washing machine/tumble dryer, large full-height larder cupboards, space for American-style fridge/freezer

ON THE FIRST FLOOR:

BEDROOM ONE

11' 08" x 10' 05" (3.56m x 3.18m) window to the front, radiator, a lovely light room

BEDROOM TWO

10' 05" x 9' 07" (3.18m x 2.92m) window to the rear, radiator, built-in wardrobe, space for a large double bed

BEDROOM THREE

7' 08" x 8' 10" (2.34m x 2.69m) window to the front, radiator, built-in wardrobe

LANDING

door to airing cupboard with fitted shelves, loft hatch access, storage cupboard

BATHROOM

6' 08" x 8' 04" (2.03m x 2.54m) window to the rear, heated towel rail, hand wash basin, WC, Bath, Walk-in shower (6'06 x 2'07)



OUTSIDE

to the rear, a patio provides a great area for seating catching the sun in the afternoon, being mainly laid to lawn with flower beds running along the fencing, a slate flower bed can be found next to a block path leading to the:

OUTDOOR OFFICE

10' 10" x 7' 06" (3.3m x 2.29m) light and power connected, windows to two sides, insulated with brick base



GARAGE

20' 05" x 7' 08" (6.22m x 2.34m) up and over door to the front of the property, light and power connected, fitted storage shelves and units

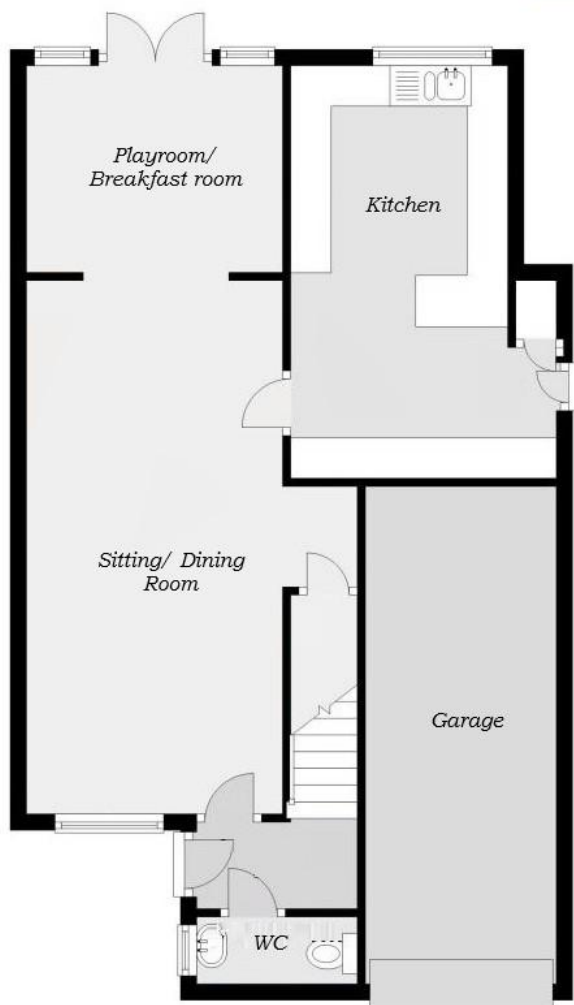
TO THE FRONT

a large driveway offers ample space for 3/4 cars. Side access to the rear garden to the right of the property, wall-mounted electric car charging point.

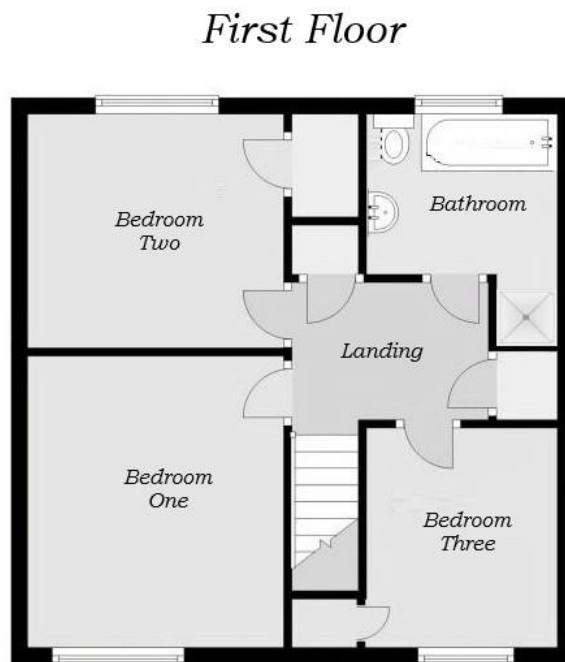








Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		