



ipswich & suffolk



Chepstow Road, Ipswich, IP1 6RY

Guide Price £345,000 Freehold



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estate agents

Part of the Your Ipswich Group

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INTRODUCTION

An excellent, substantially extended three bedroom attached family home, favourably positioned on a wrap around corner plot in the desirable Henley Rise area to the prime North West fringes of Ipswich. Presented in excellent order throughout, the immaculate accommodation is of impressive proportions approaching 1465sqft and briefly comprises; entrance hall, generous kitchen and dining room, spacious sitting room with log burner, snug and luxury bathroom with hydro bath on the ground floor, with landing, three comfortable bedrooms and shower room on the first floor. To the outside there are pristinely kept wrap around gardens with pressed resin pea shingle pathways and patios, and an Indian stone BBQ entertainment patio. Off road driveway parking and a detached garage with mains power, pitched roof and electric roller shutter entry door perfectly complement and complete this superb offering. Early viewing is highly advised



DOUBLE GLAZED FRONT DOOR TO

ENTRANCE HALL

Full height obscure double glazed casement to front and window to side, radiator, built-in cupboard with clothes rail, built-in airing cupboard housing wall mounted gas fired boiler, loft hatch access to ground floor extension roof space, stairs rising to first floor, natural wood flooring, doors to.

SITTING ROOM

15' narrowing to 10' 10" x 16' 4" approx. (4.57m x 4.98m) Radiator, open fireplace with log burner and suspended timber mantle, television point, opening through to snug.

SNUG

10' 2" x 9' 3" approx. (3.1m x 2.82m) Radiator, double glazed French doors opening out to garden.



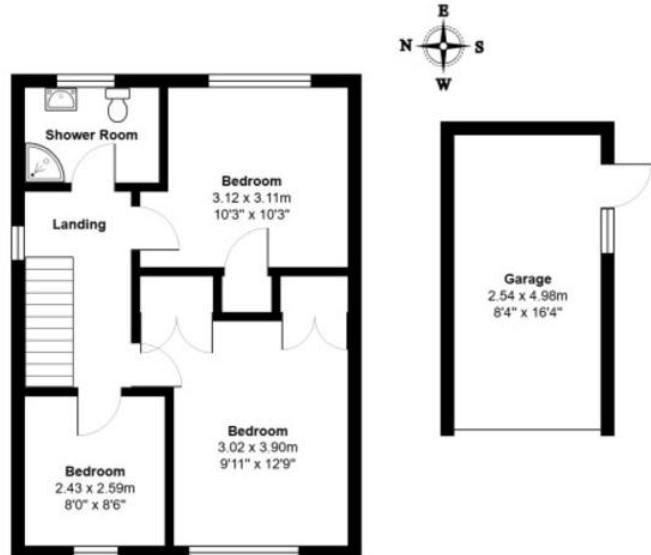
KITCHEN AND DINING ROOM

18' 4" narrowing to 10' 5" x 20' 6" narrowing to 10' 4" approx. (5.59m x 6.25m) Two double glazed windows to side and rear, extensive and comprehensive range of base and eye level natural wood fronted fitted cupboard and drawer units, granite effect work surfaces, inset composite sink drainer unit with mixer tap fed from under counter water softener and separate drinking water tap, electric range cooker with stainless steel splash back and extractor chimney over, recess space for fridge-freezer, under counter spaces for washing machine and tumble dryer, television point, tiled splash backs and floor, door connecting to entrance hall, double glazed door opening out to garden.

LUXURY BATHROOM

Obscure double glazed windows to front and side, radiator, electric under floor heating, shaped hydro spa bath, low level WC with concealed cistern, mounted hand wash basin, built-in cupboard and drawer units with vanity work surface, tiled splash backs, stone tiled floor, inset ceiling lights, extractor fan.





Total Area: 136.1 m² ... 1465 ft²

STAIRS RISING TO FIRST FLOOR

LANDING

Double glazed window to side, loft hatch access with drop down ladder to fully boarded roof space with light, doors to.

BEDROOM ONE

9' 11" x 12' 9" approx. (3.02m x 3.89m) Double glazed window to front, radiator, twin built-in double wardrobes.

BEDROOM TWO

10' 3" x 10' 3" approx. plus recess (3.12m x 3.12m) Double glazed window to rear, radiator, built-in cupboard with clothes rail.

BEDROOM THREE

8' x 8' 6" approx. (2.44m x 2.59m) Double glazed window to front, radiator, wood effect flooring, broadband point.

SHOWER ROOM

Obscure double glazed window to rear, vertical heated towel radiator, modern suite consisting of a shower cubicle with electric shower, low level WC with concealed cistern and mounted hand wash basin with mixer tap, built in fitted cupboard and drawer units, vanity work surface, fully tiled walls, pattern tile effect flooring, extractor fan, inset ceiling lights.

OUTSIDE

Pristinely kept wrap around gardens which face easterly at the rear, predominantly laid to mature lawn with pressed resin pea shingle pathways and patios, Indian stone BBQ entertainment patio, outside lighting, direct mains and softened water taps, personal door to detached garage and fence panelled wall to boundary. A pressed

resin pea shingle driveway with slate chip bed to the side provides off-road parking and access to the detached garage.

DETACHED GARAGE

8' 4" x 16' 4" approx. (2.54m x 4.98m) Electric roller shutter entry door, double glazed window to side, pitched roof with part boarded roof space for additional storage, mains power and lighting.

GROOMING STUDIO

Will not remain.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2,096.48 PA (2025-2026). It is noted that the council tax is indicated to require reassessing post sale due to improvements.

NEAREST SCHOOLS (.GOV ONLINE)

Castle Hill primary and Ormiston Endeavour Academy secondary.

DIRECTIONS

Leaving Ipswich town centre, head north-west on Henley Rd towards Woodstone Ave, turn left onto Defoe Rd, turn right onto Chepstow Rd, the destination will be on the right.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge,

that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Energy performance certificate (EPC)

Chepstow Road IPSWICH IP1 6RY	Energy rating C	Valid until: 16 December 2035
Certificate number: 5920-9124-0060-3093-1513		
Property type Semi-detached house	Total floor area 122 square metres	



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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