



ipswich & suffolk



Queensgate Drive, Ipswich, IP4 4DE

Offers In Excess Of £325,000 Freehold



ipswich & suffolk estate agents
Part of the Your Ipswich Group

Queensgate Drive, Ipswich, IP4 4DE

SUMMARY

An exceptional, circa 1930's double bay attached home with parking and excellent versatile garage conversion, located to the preferred North East of Ipswich, convenient to the town centre, hospital, and Northgate High School. The stylish, beautifully presented accommodation which is of good proportions and has undergone a number of sympathetic improvements and remodelling over recent years, briefly comprises; storm porch, entrance hall, sitting room with log burner and dining room, and classic style fitted kitchen on the ground floor, with landing, three bedrooms, and a modern bathroom on the first floor. To the outside, the frontage provides ample driveway parking, whilst the Southerly facing rear garden presents with a generous enclosed lawn and elevated decking entertainment area. Further benefits include, gas central heating, double glazing, water softener, and characterful original features. The seller's have identified a property with no onward chain which is of interest to them. Early viewing is highly advised to fully appreciate the high standard of accommodation on offer.



STORM PORCH

Slate tiled threshold, light, composite front door with full height side casements to entrance hall.

ENTRANCE HALL

Radiator, natural wood flooring, stairs with traditional style spindle railed banister rising to first floor, under stairs cupboard with auto lighting housing water softener, modern wall mounted gas fired combination boiler and BT Openreach broadband point, inset ceiling lights, traditional style stripped panel door to dining room.

DINING ROOM

10' 3" x 10' 11" approx. (3.12m x 3.33m) Double glazed French doors opening to garden with half height side casement windows, classic column style vertical radiator, feature back-lit fireplace recess, wood effect flooring, opening to sitting room and kitchen.



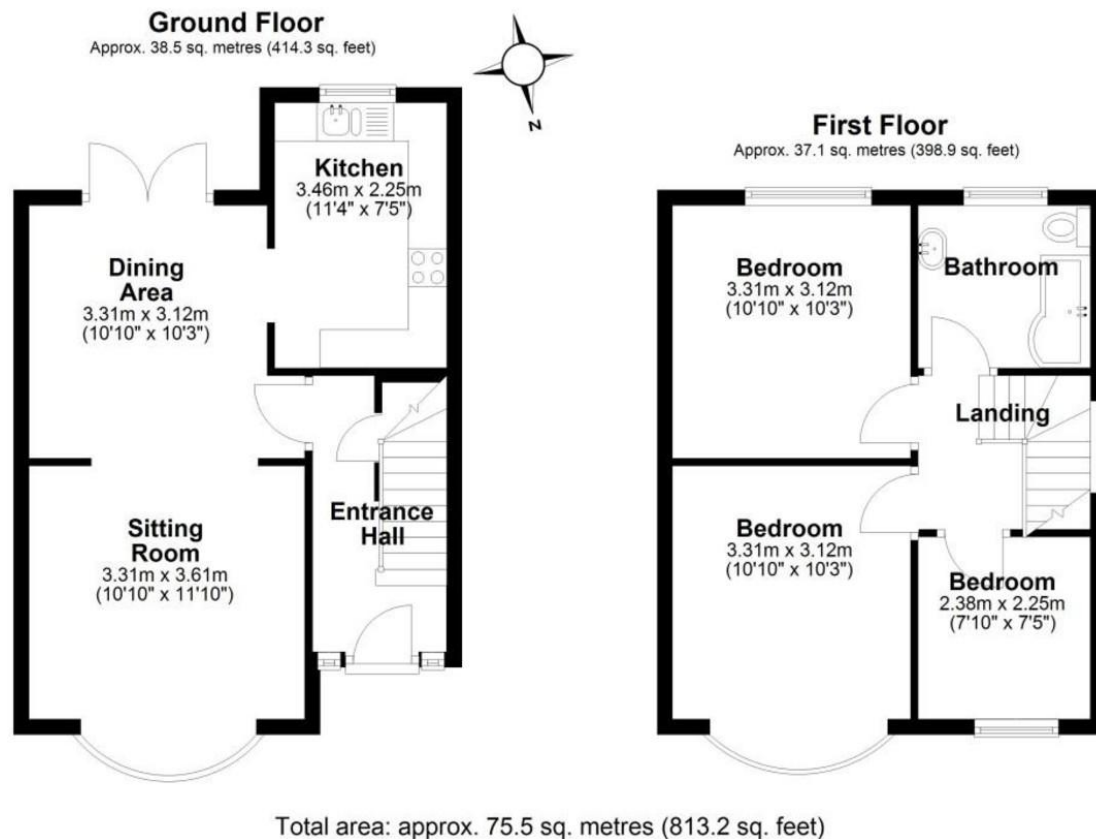
SITTING ROOM

10' 10" x 11' 10" approx. (3.3m x 3.61m) Double glazed bay window to front, curved radiator into bay, open fireplace with log burner and wall hung solid wood mantle, Virgin broadband point television point, wood effect flooring.

KITCHEN

11' 4" x 7' 5" approx. (3.45m x 2.26m) Double glazed window to rear, a comprehensive range of Wren installed classic style fitted cupboard and drawer units with under unit courtesy lighting over wood effect work surfaces, inset ceramic sink drainer unit with mixer tap, built-in double oven and grill, inset gas hob with extractor over, integrated dish-washer, spaces for washing machine and fridge-freezer, Metro style tiled splash backs, luxury vinyl tile slate tile effect flooring, inset ceiling lights.





STAIRS RISING TO FIRST FLOOR

LANDING

Obscure double glazed window to side, loft hatch access with drop down folding ladder to fully boarded loft space with light, traditional style stripped panel doors to.

BEDROOM ONE

10' 10" x 10' 3" approx. (3.3m x 3.12m) Double glazed bay window to front, radiator into bay, wall mounted television point.

BEDROOM TWO

10' 10" x 10' 3" approx. (3.3m x 3.12m) Double glazed window to rear, radiator.

BEDROOM THREE

7' 10" x 7' 5" approx. (2.39m x 2.26m) Double glazed window to front, radiator.

BATHROOM

Obscure double glazed window to rear, decorative chrome heated towel rail, shaped shower bath with integrated curved side screen, fixed head thermostatic shower and separate rinser, marble bowl shaped hand-wash basin with mixer tap sitting atop a natural wood cupboard unit, low level WC, luxury vinyl tile slate tile effect flooring, extractor fan, inset ceiling lights.

OUTSIDE

The frontage consists of a tegula set paved driveway providing ample off-road parking, with a slate chip bed to side and gated pedestrian access to the rear. The southerly facing enclosed rear garden reveals a lush lawn and elevated decking entertainment

space, the garden wraps around to the side where there is a hard standing area with wooden tool shed and external tap, there is also external lighting. The versatile converted garage offers a number of uses including a functional work from home office, gym, or games room.

CONVERTED GARAGE

7' 8" x 14' 3" approx. (2.34m x 4.34m) Insulated brick construction with pitched roof, double glazed patio style door entrance to front, double glazed window to side, double glazed French doors opening out to rear, part wood panelled walls, mains power, lighting and hard wired broadband connection, electronic dog flap, wood effect tiled floor.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2,194 PA (2026-2027).

NEAREST SCHOOLS (.GOV ONLINE)

Sidegate primary and Northgate High secondary.

DIRECTIONS

Leaving Ipswich town centre along Bolton Ln, head North Easterly towards Withipoll St, slight right onto Tuddenham Rd, at the roundabout, take the 3rd exit onto Colchester Rd/A1214, turn right onto Kingsgate Dr, turn right onto Queensgate Dr, the destination will be on the left.

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)			
Queensgate Drive IPSWICH IP4 4DE	Energy rating C	Valid until:	23 August 2030
		Certificate number:	8210-7628-2630-3454-7222
Property type	Semi-detached house		
Total floor area	80 square metres		



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

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: sales@your-ipswich.co.uk



Ipswich & Suffolk Estate Agents (trading as Your Ipswich Ltd). Registered in England, Company No: 07815579 | VAT No: 150 7321 41.

Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.