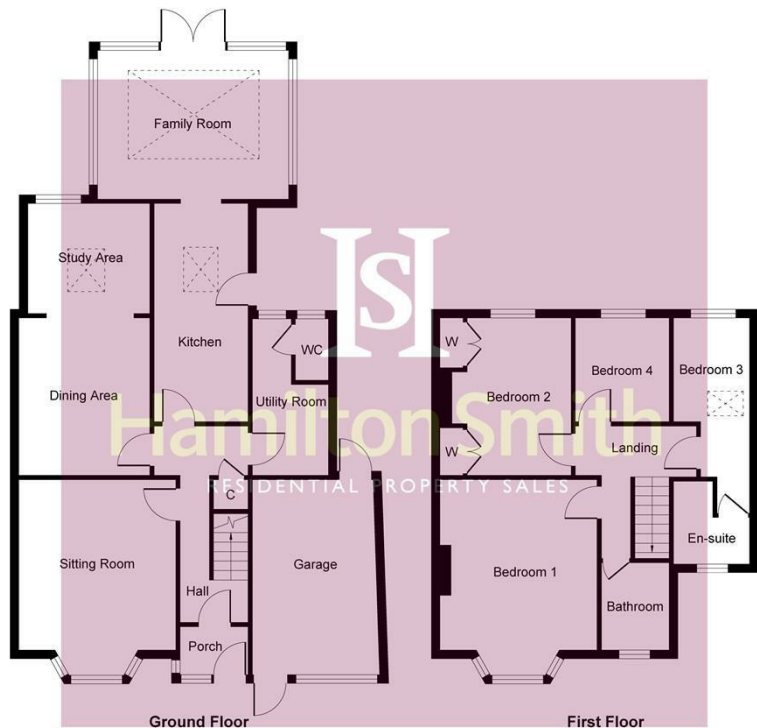
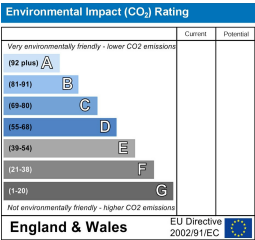
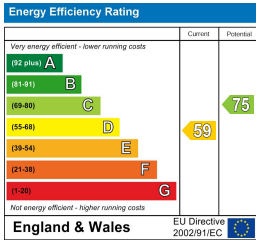




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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14 Penshurst Road, Ipswich IP3 8QY

£375,000

An EXTENDED FOUR bedroom semi detached family house situated on the sought after Broke Hall, east Ipswich in Copleston High School area. This SPACIOUS property boasts a beautiful family room with a feature lantern skylight, 2 large reception rooms, fitted kitchen, utility & cloakroom, 1st floor has 3 double bedrooms, en-suite & single bedroom & family bathroom. Outside a 100ft rear south facing rear garden, off road parking, garage and offered with no onward chain.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

14 Penshurst Road, Ipswich, IP3 8QY

Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

Penshurst Road in Ipswich is a sought after location, convenient for local amenities, schools, and parks, making it a desirable choice for families and professionals alike. This delightful, extended 4 bedroom semi-detached house offers a perfect blend of comfort and space, making it an ideal family home. With four generously sized bedrooms, an en-suite to bedroom 3, family bathroom and downstairs WC, there is ample room for everyone to enjoy their own private sanctuary. The property boasts three inviting reception rooms, providing versatile spaces for relaxation, entertainment, or even a home office.

One of the standout features of this property is the impressive family/garden room with glass lantern roof and French doors looking onto the south facing gardens.

With gas central heating and some wood double glazed windows.

Entrance door to

PORCH with door to

ENTRANCE HALL:

SITTING ROOM: 14'7 x 12 (4.45m x 3.66m)

DINING ROOM: 11'9 x 10 (3.58m x 3.05m)

STUDY: 9'5 x 6'9 (2.87m x 2.06m)

KITCHEN: 16'3 x 7'3 (4.95m x 2.21m)

UTILITY: 12'2 x 5'8 (3.71m x 1.73m)

CLOAKROOM:

FAMILY ROOM: 14'7 x 11'5 (4.45m x 3.48m)

1st FLOOR:

BEDROOM ONE: 14'7 x 12 (4.45m x 3.66m)

BEDROOM TWO: 11'9 x 8'4 (3.58m x 2.54m)

BEDROOM THREE WITH EN-SUITE: 14'3 x 6'2 (4.34m x 1.88m)

EN-SUITE:

BEDROOM FOUR: 8 x 7'1 (2.44m x 2.16m)

BATHROOM:

OUTSIDE:

To the front is a shingle driveway offering ample off road parking. Access to the garage with power connected, door to the rear garden.

The south facing rear garden is 100ft (not measured), well kept lawn, flower and shrubs beddings, mature trees, patio space and sheds.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

