



Connells

Derby Road
Ipswich

Derby Road
Ipswich IP3 8DN

for sale offers in excess of
£200,000



Property Description

Nestled within the charming Lancelot Cottages on the ever-popular Derby Road, this delightful end-of-terrace Victorian cottage perfectly balances period character with modern-day comfort.

The property enjoys large, low-sill windows that flood the home with natural light, complementing its cosy, characterful rooms. The original staircase has been sympathetically restored by a skilled craftsman, complete with thoughtfully positioned handrails, while many original features remain, including Victorian doors.

The modernised kitchen has been tastefully updated with a new floor and is beautifully complemented by a period-style Welsh dresser, creating a wonderful blend of old and new. The traditional-style fireplace has also been upgraded with a gas fire, providing a warm, inviting focal point during the winter months, alongside the comfort of newly installed central heating.

Outside, the restored outbuildings retain many of their original fixings and include a traditional outside WC (currently not plumbed in), offering a glimpse into the property's history. A substantial modern carport provides excellent covered parking or workshop space, while secure double gates lead to generous off-road parking.

cooker, larder cupboard, feature wooden dresser integrated into kitchen, double glazed window and door to side, radiator and under stairs storage.

Landing

Carpet, loft hatch with ladder and light.

Bedroom One

Double glazed window to front, carpet, pendant light and radiator.

Bedroom Two

Radiator, carpet, pendant light and double glazed window to rear.

Bathroom

Bath with mixer tap and hand held shower, wash hand basin with hot and cold taps, double glazed window to rear, low-level w/c, airing cupboard housing wall mounted boiler, heater towel rail, tiled walls and vinyl flooring.

Outside

To the front of the property there is parking for one small car via dropped kerb and a concrete path leading to the front door. There is a shared access driveway leading to double gates for additional parking, with hard standing and large car port.

Lounge/Diner

Double glazed front door providing access to lounge/diner with double glazed window to front and rear, fireplace with wooden mantle surround and tiled base, carpet, radiators, textured ceiling and pendant light.

Kitchen

Shaker style cabinet with marble effect work top, luxury vinyl tiled flooring (the vendor has advised it was installed in February 2024) inset stainless steel sink and drainer with mixer tap and tiled splash backs, space for washing machine, fridge freezer, freestanding

Carport

Has strip lighting, workbench with vice and shelving for storage.

Rear Garden



The rear garden has three brick built outbuildings consisting of two storage areas and outside w/c (not plumbed in) step up from the carport with the remainder of the garden being laid to lawn. The Shed to remain consisting of workbench, single glazed window to side, shelving and solar powered light inside.

Agents Notes

We have been advised the double glazed windows and doors are still within their 10 year Guarantee (can be provided upon request). The gas central heating was added March 2024 (valid seven year guarantee remaining) and the Fuse board updated 2024.





Total floor area 66.7 m² (718 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



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6 Princes Street
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EPC Rating: D Council Tax
 Band: Deleted

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Tenure: Freehold



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