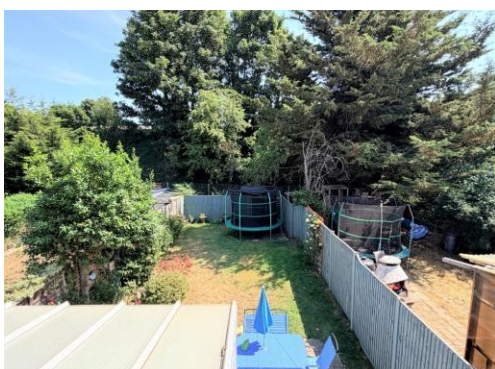




11 Eustace Road, Ipswich, IP1 5BT

Guide Price £260,000 Freehold



**ipswich & suffolk** estate agents  
Part of the Your Ipswich Group



# 11 Eustace Road, Ipswich, IP1 5BT

## SUMMARY

A beautifully presented three bedroom semi detached family home offering updated and remodelled extended living space, located to the popular West of Ipswich, convenient to local shops, amenities, and the A14. The light and airy accommodation has been reconfigured to present with a versatile open plan modern kitchen and dining room with spacious lounge/garden room off, sitting room, entrance porch and hall on the first floor, landing, three bedrooms and bathroom on the first floor. To the outside there is a ample driveway frontage for off-road parking, whilst to the rear there is an attractive South Easterly facing established garden with mature lawn and entertainment patio, behind which is a leafy embankment obscuring a railway line. further benefits include double glazing and gas central heating via a modern boiler. Early viewing is highly advised.

## DOUBLE GLAZED DOOR TO

## ENCLOSED PORCH

Pattern tiled threshold, double glazed door to entrance hall.

## ENTRANCE HALL

Radiator, wood effect flooring, built-in under stairs storage and separate cupboard housing a modern wall mounted gas fired boiler, part panelled wall with coat hooks, panelled doors to.

## SITTING ROOM

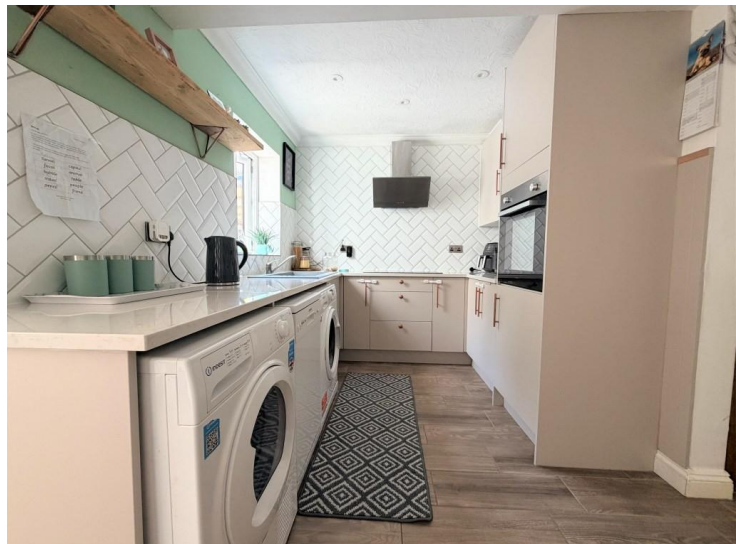
10' 8" x 13' 7" approx. max. into bay (3.25m x 4.14m) Double glazed box bay window to front, radiator, panel effect feature wall, antique effect tiled feature fireplace recess with all hung wooden mantle, Virgin broadband point, television point.

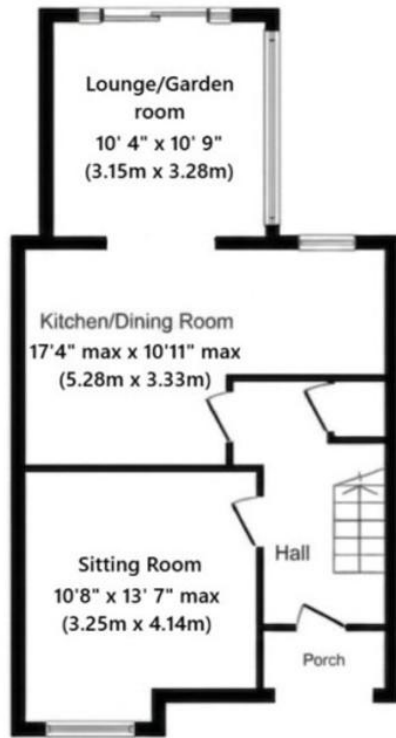
## KITCHEN & DINING ROOM

17' 4" approx. max. narrowing to 10' 5" x 10' 11" approx. max. narrowing to 7' 10" (5.28m x 3.33m) Double glazed window to rear, radiator, feature fireplace recess with inset wooden mantle and china display recesses set in white painted exposed brick chimney breast, a modern range of base and eye level fitted cupboard and drawer units with solid quartz work surfaces, inset composite sink drainer unit with mixer tap, integrated electric oven and grill, inset electric hob with contemporary extractor fan over, under counter spaces for washing machine, dish washer and tumble dryer, larder cupboard and space for fridge freezer into alcoves, Metro style herringbone tiled splash backs, fan light, wood effect tiled floor, opening into lounge/garden room.

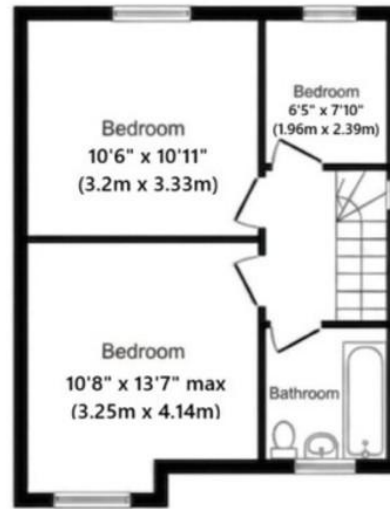
## CONSERVATORY STYLE LOUNGE/GARDEN ROOM

10' 4" x 10' 9" approx. (3.15m x 3.28m) Insulated lean-to style UPVC roof, set on a brick base and double glazed to two aspects with two top opening windows to side, two opening windows to rear, and double glazed sliding patio style door opening to the rear garden, wood effect flooring.





**Ground Floor**



**First Floor**

#### **STAIRS RISING TO FIRST FLOOR**

#### **LANDING**

Double glazed window to side, loft access hatch to boarded loft space with light, panelled doors to.

#### **BEDROOM ONE**

10' 8" x 13' 7" approx. max. into bay (3.25m x 4.14m) Double glazed box bay window to front, radiator, fan light.

#### **BEDROOM TWO**

10' 6" x 10' 11" approx. (3.2m x 3.33m) Double glazed window to rear, radiator, shelved alcove.

#### **BEDROOM THREE**

6' 5" x 7' 10" approx. (1.96m x 2.39m) Double glazed window to rear, radiator.

#### **BATHROOM**

Obscure double glazed window to front, ladder style heated towel rail, panel bath with mixer tap and fixed head thermostatic shower with separate rinser, pedestal hand wash basin with mixer tap, low level WC, antique effect tiled splash backs, predominantly tiled walls, stone tile effect flooring.

#### **OUTSIDE**

To the outside there is an ample concreted frontage providing driveway off-road parking, gated side pedestrian access reveals an attractive South Easterly facing established garden mainly laid to mature lawn with generous paved entertainment patio and stocked side border. The leafy rear embankment outlook conceals a railway line.

#### **IPSWICH BOROUGH COUNCIL**

Tax band B - Approximately £1,919.75 PA (2026 - 2027).

#### **NEAREST SCHOOLS (.GOV ONLINE)**

Springfield primary and Westbourne Academy secondary.

#### **DIRECTIONS**

Leaving Ipswich town centre, head westerly along Norwich Rd, at the roundabout, turn right onto Chevallier St/Norwich Rd/A1156/A1214, at the roundabout, take the 1st exit onto Norwich Rd/A1156, turn left onto Deben Rd, slight left onto Cromer Rd, continue onto Eustace Rd, 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](http://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)

|                                        |                           |                                              |
|----------------------------------------|---------------------------|----------------------------------------------|
| 11, Eustace Road<br>IPSWICH<br>IP1 5BT | Energy rating<br><b>D</b> | Valid until: 13 July 2030                    |
|                                        |                           | Certificate number: 9748-9080-7203-0120-8270 |

|                  |                     |
|------------------|---------------------|
| Property type    | Semi-detached house |
| Total floor area | 67 square metres    |



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

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