



Connells

Broom Hill Road
Ipswich



Property Description

This attractive period mid-terrace home on Broom Hill Road offers a superb blend of character and modern living, featuring three generous double bedrooms and a wealth of original features including fireplaces, high ceilings, and a bay fronted lounge. The property has been thoughtfully updated with a modern Howdens kitchen (fitted 2022) and the added benefit of a convenient ground floor shower room, alongside a contemporary first floor bathroom. Spacious, well-maintained, and full of charm, this home is ideal for buyers seeking a stylish property with both character and practicality in a highly desirable Ipswich location.

Situated in a popular and well-established residential area of Ipswich, Broom Hill Road offers excellent access to a range of local amenities, including shops, schools, and parks, whilst being just a short distance from the town centre. Ipswich itself provides a vibrant mix of high street retailers, restaurants, bars, and leisure facilities, along with the attractive waterfront. For commuters, Ipswich mainline railway station is easily accessible, offering direct links to London Liverpool Street, making it ideal for those travelling into the city. The property also benefits from convenient access to the A12 and A14, providing strong road connections across the region.

Entrance Hall

Accessed via a double-glazed front door leading into an inner porch, with a further door opening into the entrance hall. Features include wood-effect flooring, a radiator, storage cupboard housing the fuse board, and an original stained-glass internal door. Stairs rise to the first floor, with doors providing access to:

Ground Floor Shower Room

Modern suite comprising a shower cubicle, low-level w/c, and wash basin set within a storage unit with mixer tap. Finished with laminate flooring, aqua board splashbacks,

extractor fan, and a double glazed window to the side.

Lounge

A well-presented reception room featuring a cast iron fireplace with decorative tiled surround, complemented by a picture rail, coving, and ceiling rose. Carpet flooring, radiator, pendant light, and a double glazed bay window to the front.

Dining Room

Carpeted dining space with a radiator, picture rail, and pendant lighting. Double glazed French doors open out to the rear garden.

Kitchen

A modern Howdens kitchen fitted in 2022, comprising a range of matching dove grey wall and base units with slate-effect work surfaces and splashbacks, complemented by slate-effect flooring. Features include a breakfast bar, electric hob, double oven, and inset one-and-a-half bowl sink with drainer and mixer tap. A wall-mounted boiler (installed at the same time and serviced annually) is also present. Additional benefits include a pantry, space for a washing machine, under-counter fridge and freezer, double glazed windows to the side and rear, a side door providing garden access, and an extractor fan.

Landing

Carpeted landing with pendant light, airing cupboard, and loft hatch. The loft is insulated and fully felted.

Bedroom One

Spacious double bedroom with a double glazed bay window to the front, carpet flooring, cast iron fireplace with original tiled surround, built-in wardrobe/storage cupboard, column radiator, and pendant light.

Bedroom Two

Carpet flooring, cast iron fireplace, picture rail, radiator, pendant light, and a double glazed window to the rear.

Bedroom Three

Carpeted room with a cast iron fireplace, picture rail, radiator, pendant light, and double glazed window to the rear.

Bathroom

Fitted with laminate flooring and comprising a walk-in shower with aqua/multi-board surround, low-level w/c, and wash basin built into a vanity storage unit with mixer tap. Additional features include tiled walls, extractor fan, and double glazed window to the side.

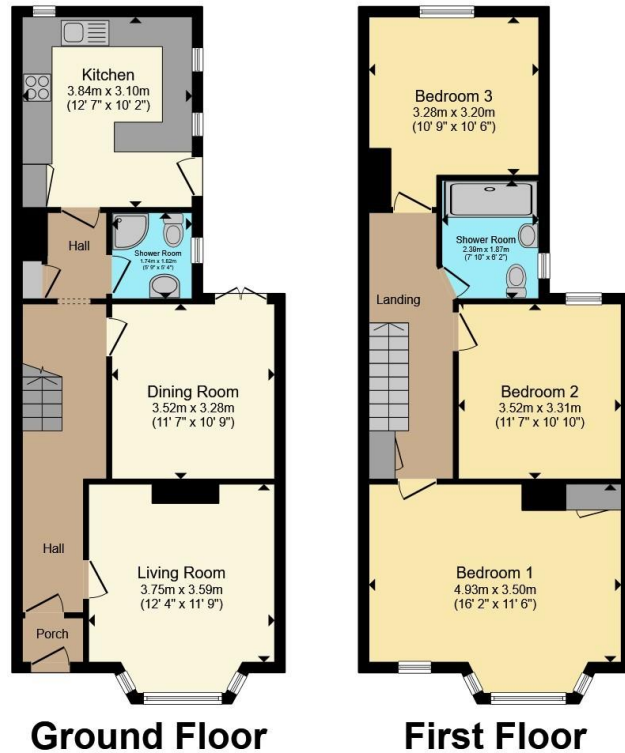
Outside

To the front, the property benefits from a small, well-maintained garden enclosed by a brick wall.

Rear Garden

North-west facing, featuring a slate shingle area, patio, stepping stone pathway, water butts, and an outside tap. Also includes a large metal shed and a smaller shed to remain.





Total floor area 115.5 m² (1,243 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



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EPC Rating: C Council Tax Band: B

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Tenure: Freehold



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