



39 Whitby Road, Ipswich, Suffolk, IP4 4AF

Guide Price £375,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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INTRODUCTION

39 WHITBY ROAD, IP4 4AF ** OPEN HOME SATURDAY 10TH JANUARY 10.00AM TO 11.30AM ** CHAIN FREE **

An excellent opportunity to acquire this substantially extended four bedroom family home located in the prime residential North East of Ipswich, convenient to Sidegate and Northgate schools. An impressive full width two storey rear extension and thoughtful remodelling adds superbly proportioned additional living accommodation which briefly comprises; entrance hall, lounge, kitchen and dining room, separate utility room and cloakroom on the ground floor, with landing, four bedrooms, two en-suites and family bathroom on the first floor. Off road frontage parking, side access to a detached garage, and a generous enclosed rear garden with entertainment patio, make this a must see prospect. Viewing is highly recommended. No appointment necessary.

AGENTS NOTE

Access has been limited and the property photographs were provided by the owner which date back to 2021. There may have been some decorative alterations since then, so viewers should expect to see some differences to what is reflected in the pictures. There is a tenant in situ who has been given notice.

SHELTERED ENTRANCE

Front door to entrance hall.

LOUNGE

12' 2" x 18' 5" approx. (3.71m x 5.61m) Bay window to front, double doors to kitchen and dining room.

KITCHEN & DINING ROOM

18' 1" x 15' 1" approx. (5.51m x 4.6m) Window to rear, French doors opening out to garden, modern fitted kitchen, door to utility room.

UTILITY ROOM

Window to side, recently replaced wall mounted gas fired boiler.

CLOAKROOM

Window to side, low level WC, hand wash basin.

STAIRS RISING TO FIRST FLOOR

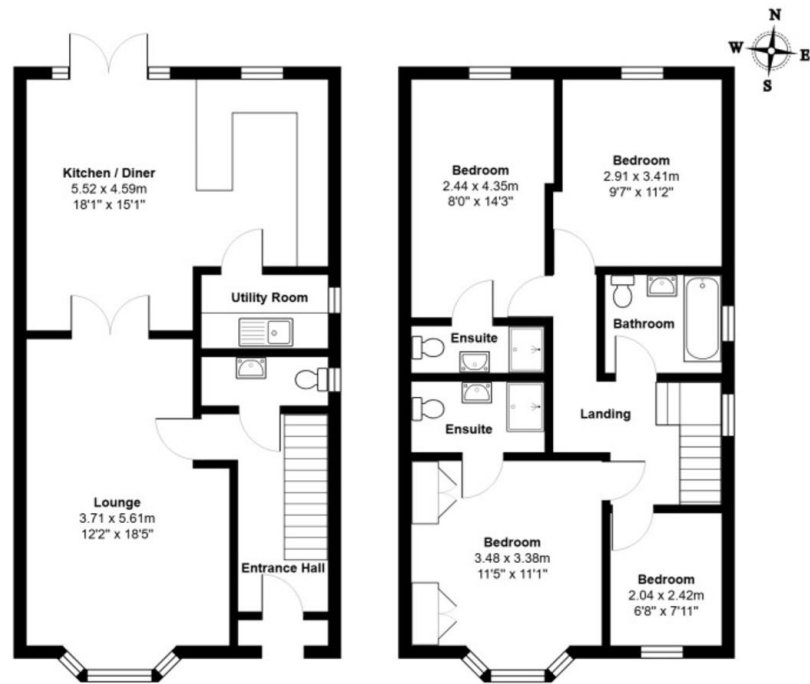
LANDING

Window to side, doors to.

BEDROOM ONE

11' 5" x 11' 1" approx. (3.48m x 3.38m) Bay window to front, door to en-suite.





Total Area: 117.3 m² ... 1262 ft²

ENSUITE SHOWER ROOM

Shower cubicle, low level WC, hand wash basin.

BEDROOM TWO

8' x 14' 3" approx. (2.44m x 4.34m) Window to rear, door to en-suite.

ENSUITE SHOWER ROOM

Shower cubicle, low level WC, hand wash basin.

BEDROOM THREE

9' 7" x 11' 2" approx. (2.92m x 3.4m) Window to rear.

FAMILY BATHROOM

Window to side, panel bath, low level WC, hand wash basin.

OUTSIDE

Off road frontage parking, side access to a detached garage, and a generous enclosed rear garden with entertainment patio.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2,096.48 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

Sidegate primary and Northgate High secondary.

DIRECTIONS

Leaving Ipswich town centre, head north-east on Woodbridge Rd towards Warwick Rd, continue onto Albion Hill, turn left onto Belvedere Rd, turn right onto Whitby 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

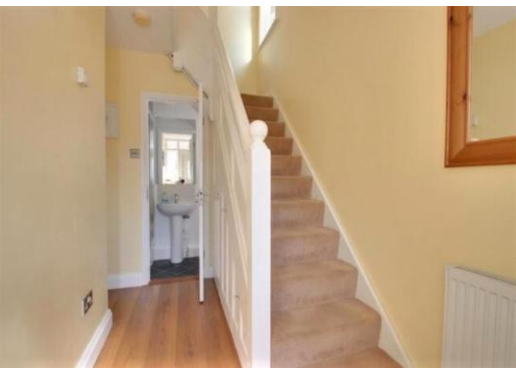
DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

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)			
Whitby Road IPSWICH IP4 4AF		Energy rating C	Valid until: 9 December 2035
			Certificate number: 2170-1502-8050-9193-0995
Property type		Semi-detached house	
Total floor area		116 square metres	



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

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