



**Church Road, Milden, Ipswich IP7 7AH**

**welcome to**

## **Church Road, Milden, Ipswich**

**\*NO ONWARD CHAIN\*** Set within a highly regarded village and occupying a generous plot with ample gated parking and large garden is this extended four bedroom home. The property offers an abundance of spacious and flexible accommodation, and is enhanced with a large garage and studio.



## **Entrance Porch**

Door to front aspect. Door leading to:-

## **Entrance Hall**

Stairs rising to first floor. Study area, radiator.

## **Lounge**

14' 11" x 10' 5" ( 4.55m x 3.17m )

Double glazed window to front aspect and double glazed patio doors leading to conservatory.

Fireplace housing inset multi fuel burner. Radiator.

## **Kitchen**

18' 1" x 7' 8" ( 5.51m x 2.34m )

Two double glazed windows to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with two bowls. Space for appliances. Door leading to rear lobby and:-

## **Dining Room**

10' 4" x 9' 5" ( 3.15m x 2.87m )

Radiator. Double doors leading to:-

## **Garden Room**

18' 4" x 14' 10" ( 5.59m x 4.52m )

Double glazed doors to side and rear aspects.

Double glazed widow to rear aspect. Double glazed patio doors leading to conservatory. Wood burner. Two radiators.

## **Rear Lobby**

Door leading to lean to and door to:-

## **Shower Room**

Double glazed window to side aspect. Suite comprising low level WC, vanity wash hand basin and shower cubicle. Radiator.

## **Lean To**

Glazed windows to three aspects. Door leading to garden.

## **Conservatory**

15' 3" x 9' 8" ( 4.65m x 2.95m )

Double glazed windows to two aspects. Double glazed patio doors to rear aspect. Radiator.

## **Landing**

Double glazed window to rear aspect. Access to loft.

## **Bedroom One**

14' 11" x 9' 3" + wardrobes ( 4.55m x 2.82m + wardrobes )

Double glazed windows to front and rear aspects with far reaching views. Four poster bed and built in wardrobes. Radiator.

## **Bedroom Two**

14' 9" x 12' 4" ( 4.50m x 3.76m )

Double glazed window to rear aspect. Fitted bedroom furniture and built in wardrobes. Radiator.

## **Bedroom Three**

18' 8" into recess x 9' 3" ( 5.69m into recess x 2.82m )

Double glazed window to side aspect. Fitted wardrobes. Radiator.

## **Bedroom Four**

12' 4" x 7' 8" ( 3.76m x 2.34m )

Double glazed window to front aspect. Built in wardrobes, radiator.

## **Bathroom**

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Radiator.

## **Front Garden**

A gate leads to a large block paved driveway that leads to the garage/workshop. The remainder is predominantly laid to lawn with mature shrubs and trees. Pathway leading to front door. Pond.

## **Rear Garden**

The rear garden commences with a patio seating area. The remainder is predominantly laid to lawn. Doors leading to garage, studio and shed. The side garden has a new drainage system that was completed in September 2025.

## **Studio**

15' 1" x 8' 1" ( 4.60m x 2.46m )

Double glazed windows to both sides and front aspect. Double glazed french door to front aspect. Double glazed door to side aspect. Power and light connected,

## **Garage**

25' 10" x 10' 11" ( 7.87m x 3.33m )

Double doors. Power and light connected. Door leading to:-

## **Workshop**

13' 1" x 9' 9" ( 3.99m x 2.97m )

Door to rear aspect. Power and light connected.

## **Agent's Note**

The vendor has advised that there is an overage clause on the land for further development of further dwelling/s.



***view this property online*** [williamhbrown.co.uk/Property/SUD111010](http://williamhbrown.co.uk/Property/SUD111010)



welcome to

## Church Road, Milden Ipswich

- Extended semi detached home
- Ample gated off road parking
- Detached garage/workshop and studio
- Highly regarded village location
- Spacious and flexible accommodation

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

**£445,000**



view this property online [williamhbrown.co.uk/Property/SUD111010](http://williamhbrown.co.uk/Property/SUD111010)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
SUD111010 - 0007

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



**01787 379372**



[Sudbury@williamhbrown.co.uk](mailto:Sudbury@williamhbrown.co.uk)



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



[williamhbrown.co.uk](http://williamhbrown.co.uk)