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Wallace Road
IPSWICH



Property Description

Situated to the west of Ipswich, this charming three-bedroom home offers a wonderful blend of character, practicality and exceptional outdoor space. The property enjoys a convenient position close to a range of everyday amenities, including local shops, supermarkets, schools and regular bus routes, while Ipswich town centre and the mainline railway station remain easily accessible. Nearby schooling includes Springfield Infant and Junior Schools, Whitehouse Community Primary School and Westbourne Academy, making the location appealing to families. The accommodation retains a wealth of period charm, with features including original doors, picture rails and fireplaces. The ground floor comprises an inviting entrance hall, a spacious lounge overlooking the rear garden with a feature gas fireplace, a separate dining room, a fitted kitchen with attractive dark teal units and marble-effect work surfaces, a useful utility lobby with garden access, together with a cloakroom and family bathroom. To the first floor, there are three well-proportioned bedrooms, with the principal bedroom benefiting from built-in storage and a feature fireplace. Outside, the property is set behind an enclosed front garden with a brick wall and gated access. However, it is the magnificent rear garden that truly sets this home apart with an abundance of mature planting. Further benefits include gated side access and a collection of useful outbuildings including a shed and a greenhouse,

Entrance Hall

Wood flooring, staircase rising to the first floor, and original internal doors providing access to the ground floor accommodation.

Cloakroom

Low level w/c, wash hand basin with hot and cold taps, radiator, tiled flooring and double glazed window to the side aspect.

Lounge

A comfortable reception room featuring a gas fireplace with wooden mantel, picture rail, pendant lighting, radiator and double glazed windows overlooking the rear garden.

Dining Room

Double glazed window to the front aspect, fireplace (currently boarded), picture rail, pendant lighting and fitted carpet.

Kitchen

Fitted with a range of matching wall and base units in a stylish dark teal finish, complemented by marble-effect work surfaces. Features include an inset black sink with drainer and mixer tap, tiled splash backs, tiled flooring, space for a cooker, under counter fridge, freezer and dishwasher, plus a double glazed window to the side aspect.

Utility Lobby

Work surface with space and plumbing for a washing machine, tiled flooring, wall-mounted boiler (vendor advises approximately six years old) and door leading directly to the rear garden.

Bathroom

Comprising a panel-enclosed bath with electric shower over, low level w/c, wash hand basin with hot and cold taps, heated radiator, extractor fan, tiled walls and a double glazed window to the rear aspect.

First Floor Landing

Loft hatch providing access to the roof space.

Bedroom One

Double glazed window to the front aspect, wood-effect flooring, radiator, picture rail, feature fireplace and built-in storage cupboard.

Bedroom Two

Double glazed window to the rear aspect, fitted carpet, radiator, picture rail, feature fireplace and pendant lighting.

Bedroom Three

Double glazed window to the rear aspect, fitted carpet, radiator and picture rail.

Outside

Front Garden

Enclosed by a brick wall with a metal gate providing access. Attractive stepping stone pathway with shingled areas creating a low-maintenance frontage.

Rear Garden

A truly outstanding feature of the property, extending to over 120 ft in length and offering an abundance of outdoor space for gardening enthusiasts and families alike. The garden begins with a patio seating area, ideal for outdoor entertaining, and leads to established vegetable plots and allotment area at the rear. A variety of mature fruit trees include cherry, pear and cooking apple, alongside a productive gooseberry bush. Well-stocked borders feature rosemary and a colourful selection of flowering plants. Further benefits include gated side access and an array of useful outbuildings, including a shed housing space for a tumble dryer and freezer, a potting shed, and a greenhouse, making this a gardener's paradise.





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EPC Rating: Council Tax
Awaited Band: A

Tenure: Freehold



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Property Ref: ICH313325 - 0003