



Ivry Street, Ipswich, IP1 3QP

Price £575,000 Freehold

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

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NO ONWARD CHAIN - We are delighted to be offering for sale this beautiful well presented 4 bedroom detached family house located in the desirable North of Ipswich within a short walk to Ipswich school, Christchurch park, town centre and Ivry Street surgery. Arranged over two floors the property offers spacious entrance hall, good size sitting room with log burner, formal dining room, modern fitted kitchen, G/F cloakroom, stairs to first floor with spacious landing area, 4 double bedrooms and family bathroom. Further benefits include double glazing throughout, new boiler installed in the last 2 years, part walled East facing garden, block paved driveway providing off road parking for at least 4 cars, single garage with remote controlled up & over roller door plus a further parking space in front of garage. VIEWING RECOMMENDED.

ENTRANCE HALL

Double glazed door with side panel into spacious entrance hall, tiled flooring, walk in storage cupboard housing Valliant gas boiler fitted within the past 2 years, storage cupboard under stairs, doors to sitting room, dining room, kitchen/breakfast and cloakroom, stairs to first floor.

SITTING ROOM

19' x 15' 11" (5.79m x 4.85m) Double doors into sitting room with Engineered hard wood flooring, radiator, log burner, dual aspect double glazed windows to side aspect, built in storage cupboards.

DINING ROOM

13' 11" x 11' (4.24m x 3.35m) Oak door into dining room with tiled flooring, double glazed window to front aspect, radiator.

KITCHEN/ BREAKFAST ROOM

13' 9" x 10' 4" (4.19m x 3.15m) Modern fitted kitchen with matching glossy fronted eye level and base units with work tops, stainless steel sink & drainer with swan neck mixer tap, plumbing for washing machine & dish washer, Neff 4 ring hob, Neff wall oven and grill, built in microwave, space for fridge freezer, shelved storage cupboard, tiled flooring, radiator, double glazed window and door to garden.

CLOAKROOM

Comprising low level WC, wash hand basin, double glazed window to side aspect.

STAIRS

Carpeted stairs leading to spacious light and Airey landing, carpeted flooring, radiator, loft hatch, airing cupboard housing hot water cylinder doors to bedrooms and bathroom, double glazed window to front aspect.

BEDROOM 1

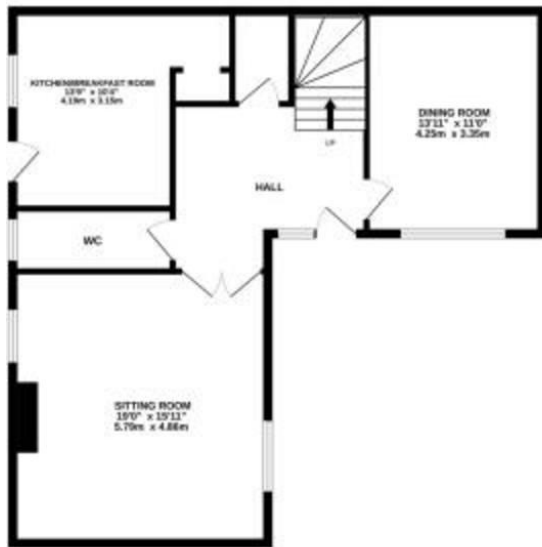
15' 11" x 12' 9" (4.85m x 3.89m) Painted floor boards, double glazed window to side aspect, radiator.

BEDROOM 2

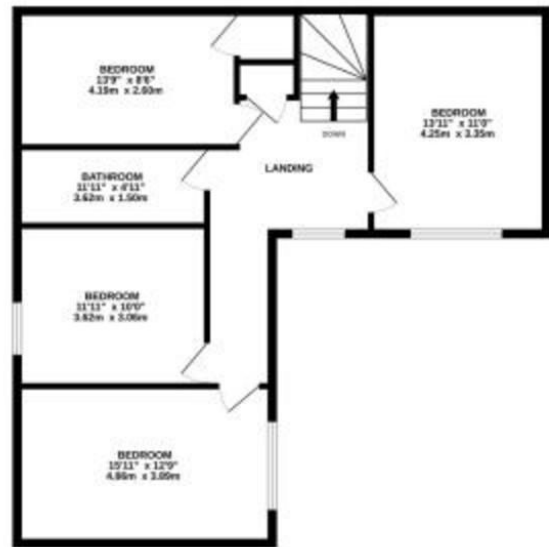
13' 11" x 11' (4.24m x 3.35m) Painted floor boards, double glazed window to front aspect, radiator.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hectag 6/2025

BEDROOM 3

11' 11" x 10' (3.63m x 3.05m) Exposed floor boards, double glazed window to side aspect, radiator.

BEDROOM 4

13' 9" x 8' 6" (4.19m x 2.59m) Carpeted flooring, double glazed window to side aspect, radiator built in cupboard.

BATHROOM

Comprising low level WC wash hand basin with cupboards under, bath with mixer shower attachment, shower cubicle, tiled flooring, double glazed window to side aspect, extractor.

GARAGE

16' 2" x 8' 2" (4.93m x 2.49m) Remote controlled up & over roller door, power & lighting connected, UPVC rear pedestrian door.

OUTSIDE

Single garage with parking for one car in front, block paved driveway leading to the property providing off road parking for at least 4 cars, flower and shrub borders, cottage style garden behind garage, side gate leading to part walled East facing garden lawn area, block paved patio area, flower and shrub borders all enclosed by red brick walling and fencing.

COUNCIL

Ipswich Borough Council
Council Tax Band (F) £3,406.78

NEAREST SCHOOLS

St Matthews C of E school, Westbourne Academy.
Ipswich Private School.

SERVICES

We understand all mains services are connected.

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.

AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

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|----------------------------------|---------------------------|---------------------|--------------------------|
| Ivy Street IPSWICH IP1 3QP | Energy rating D | Valid until: | 13 March 2035 |
| | | Certificate number: | 2961-9947-0118-1102-8126 |

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>



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

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: sales@your-ipswich.co.uk



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Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.