

Bristol Road, Ipswich, IP4 4LP

Guide Price £345,000 Freehold

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



# Bristol Road, Ipswich, IP4 4LP

## SUMMARY

The Limes is an exceptional, superbly accomplished example of an excellent four bedroom semi-detached Edwardian family home of impressive proportions dating to around 1903, located conveniently within a prime residential area to the desirable North East of Ipswich, convenient to Northgate school. The characterful and stylishly presented accommodation has been renovated and remodelled with thoughtful sympathy to the originality of the home providing period authenticity and future proofed character for years to come. Under its current ownership, this delightful home has been thoroughly overhauled from 2020 and is now beautifully presented with the retainment of revealed original features including traditional doors, fireplaces, tall skirtings and picture rails combined with modernised electrics, heating system, classic fittings and functional, modern appliances. Early viewing is highly recommended to fully appreciate the impeccable quality and size of accommodation on offer. Parking is on road.

## STORM PORCH

Chequered tiled threshold, lighting, composite double glazed door to entrance hall.

## ENTRANCE HALL

Inset mat-well, column style radiator, dado rail, picture rail, stairs with spindle railed banister rising to first floor, under stairs recess, bookend feature archway, pattern tiled floor, traditional style wood panelled and a glazed door to.

## SITTING & DINING ROOM

10' 4" x 24' 2" approx. (3.15m x 7.37m) Double glazed bay window with fitted blinds to front, vertical radiator, log burner set on slate hearth in open fireplace, revealed brick open feature fireplace, television point, BT Openreach point, CAT5 cabling to loft space for distribution throughout, part carpet and wood effect flooring, picture rail, double glazed French doors to rear opening out to garden.

## KITCHEN

7' 11" x 15' 7" approx. (2.41m x 4.75m) Double glazed window and double glazed full height casement to side with fitted blinds, a comprehensive range of classic style base and eye level fitted cupboard and drawer units with under unit courtesy lighting over solid wood worktops, vertical radiator, under floor electric heating, twin butler sink with mixer tap and dedicated boiling water function, space for dual fuel range cooker with porcelain splash back and extractor chimney over, integrated dish washer and recycling drawer, herringbone wood effect tiled floor, inset ceiling lights, double glazed French doors to rear opening out to garden.

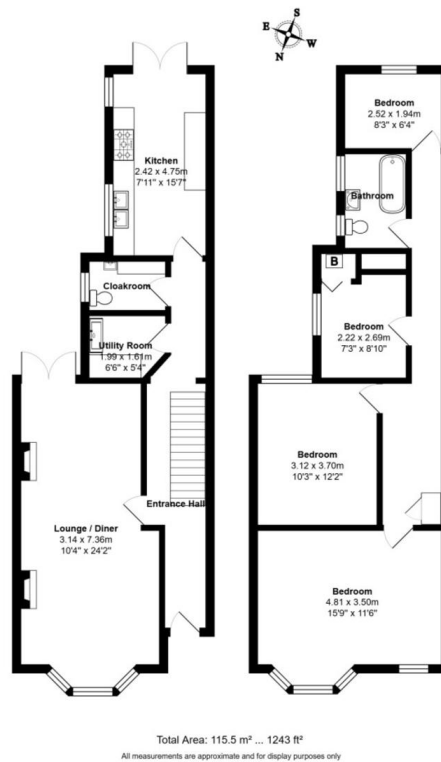
## UTILITY ROOM

Under floor electric heating, classic style base and eye level fitted cupboard units, solid wood work surface, under counter space for washing machine, over-sized dog-wash basin with rinser tap, Metro style tiled splash backs, herringbone wood effect tiled floor, extractor fan.

## CLOAKROOM

Obscure double glazed window to side, low level WC, mounted hand wash basin with mixer tap, part panelled walls, tiled splash backs, herringbone wood effect tiled floor.





## STAIRS RISING TO FIRST FLOOR

### LANDING

Dado rail, built-in cupboard concealing loft hatch access to main loft space with light, traditional style stripped wood panelled doors to.

### BEDROOM ONE

15' 9" x 11' 6" approx. (4.8m x 3.51m) Double glazed bay window and window to front with fitted blinds, column style radiator, picture rail.

### BEDROOM TWO

10' 3" x 12' 2" approx. (3.12m x 3.71m) Double glazed window to rear with fitted blinds, column style radiator, traditional style open fireplace with tiled hearth, picture rail.

### BEDROOM THREE

7' 3" x 8' 10" approx. (2.21m x 2.69m) Double glazed window to side, column style radiator, traditional cast iron feature open fireplace, built-in cupboard housing modern wall mounted gas fired combination boiler.

### BEDROOM FOUR

8' 3" x 6' 4" approx. (2.51m x 1.93m) Double glazed window to rear with fitted blinds, column style radiator, additional work from home sockets, loft access to separated secondary loft space.

### BATHROOM

Two obscure double glazed window to side, electric under floor heating, column style radiator with chrome towel rail surround, ball and claw rolled top bath with thermostatic mixer, fixed head shower, separate rinser and twin niche soap recesses to side, pattern tiled floor, inset ceiling lights.

## OUTSIDE

A lush lawn frontage with a dual gated walled front boundary access is concealed and secluded by three limes, a chequer tiled pathway leads to the front door, mains socket, and gated side passage access revealing the South, South-Easterly facing established rear garden mainly laid to mature lawn with paved entertainment patio, wooden shed, external tap and light, all enclosed by fencing. Parking is on road.

## IPSWICH BOROUGH COUNCIL

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

## NEAREST SCHOOLS (.GOV ONLINE)

Sidegate primary and Northgate secondary.

## DIRECTIONS

Leaving Ipswich town centre, head east on Crown St/A1156 towards Peel St, continue to follow A1156, continue onto Woodbridge Rd, continue onto Albion Hill, at the roundabout, continue straight onto Woodbridge Rd, turn left onto Sidegate Ln, turn right onto Bristol Rd, the destination will be on the right.

## 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](http://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro)

**DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)**

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Bristol Road IPSWICH IP4 4LP	Energy rating <b>D</b>	Valid until:	15 May 2035
		Certificate number:	2516-0165-4002-0095-9406
Property type		Semi-detached house	
Total floor area		114 square metres	



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

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