



Westholme Road, Ipswich, Suffolk, IP1 4HQ

Guide Price £320,000 Freehold

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# Westholme Road, Ipswich, Suffolk, IP1 4HQ

## SUMMARY

An extended, well presented three bedroom semi-detached family home with detached garage. Located to the desirable North-Western fringe of Ipswich and benefitting from many recent improvements including; modern boiler, replacement roof, replacement double glazing, striking replacement kitchen, and contemporary shower room. The accommodation is of good proportions and briefly comprises; enclosed porch, entrance hall, sitting & dining room, fitted kitchen-breakfast room with integrated appliances and granite work surfaces, utility room, cloakroom, and conservatory on the ground floor, with landing, three bedrooms and shower room on the first floor. To the outside the frontage provides driveway parking with an EV charging point, and there is a shared side lane which leads to a detached metal garage. The rear garden is mainly laid to established lawn with entertainment patio and is predominantly enclosed by renewed fencing, there is also an enclosed hard stand potting area with shed. Early viewing is highly recommended.

## DOUBLE GLAZED DOOR TO

### ENCLOSED PORCH

Wood effect flooring, door to entrance hall.

### ENTRANCE HALL

Double glazed window to side, radiator, stairs with spindle railed banister rising to first floor, under stairs low level storage cupboard, dado rail, HIVE system central heating control unit, doors to sitting and dining room, and cloakroom.

### SITTING & DINING ROOM

27' 9" max. into bay x 11' 10" narrowing to 10' 2" approx. (8.46m x 3.61m) Double glazed bay window to front, two radiators, contemporary coal effect electric fire set in marble fireplace, television point, BT Openreach broadband point, telephone point, double doorway opening to into kitchen-breakfast room.

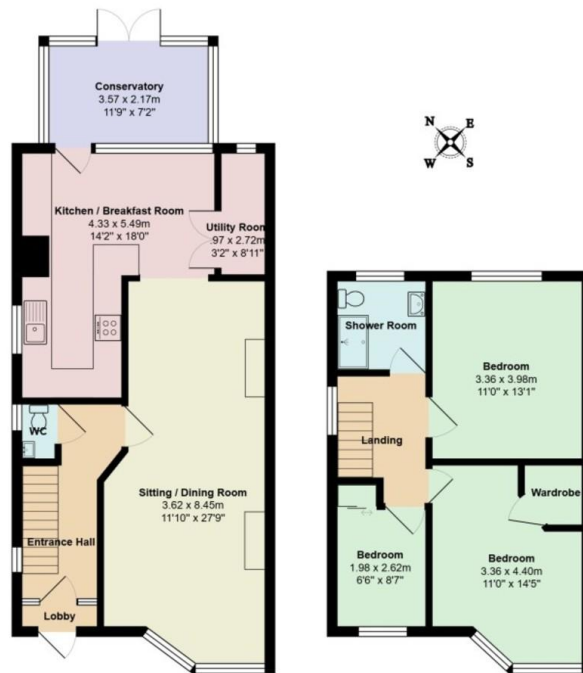
### KITCHEN-BREAKFAST ROOM

14' 2" max. x 18' narrowing to 9' 7" approx. (4.32m x 5.49m) Double glazed window to rear, radiator, comprehensive range of striking base and eye level fitted cupboard and drawer units installed approximately two and a half years ago, matching cupboard concealing a modern wall mounted combination gas fired boiler installed approximately three years ago, under unit courtesy lighting over granite work surfaces with matching uprights, matching granite peninsular breakfast bar with fitted units under, under mounted sink with flexi-mixer tap and milled side drainer, integrated corner carousel system, built-in double oven and grill, inset induction hob with extractor over, integrated dish-washer, space for American style fridge-freezer (available by separate negotiation), inset ceiling and directional rail lights, wood effect Karndean luxury vinyl tile flooring, double doors to utility, double glazed door to utility.

### UTILITY ROOM

33' 2" x 8' 11" approx. (10.11m x 2.72m) Double glazed window to rear, radiator, spaces for washing machine and tumble dryer.





Total Area: 112.7 m<sup>2</sup> ... 1213 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

### CONSERVATORY

11' 9" x 7' 2" approx. (3.58m x 2.18m) Set on brick and double glazed to three aspects with lean to style UPVC pitched roof, four top opening windows, double glazed French doors and steps down to garden, radiator, mains power sockets.

### CLOAKROOM

Obscure double glazed window to side, wall mounted hand-wash basin with mixer tap, low level WC.

### STAIRS RISING TO FIRST FLOOR

### LANDING

Obscure double glazed window to side, loft access via drop down ladder to fully boarded loft space with light, dado rail, doors to.

### BEDROOM ONE

11' x 14' 5" max into bay. approx. (3.35m x 4.39m) Double glazed bay window to front, radiator, built-in walk-in wardrobe with light and shelving, wall mounted television point, dado rail.

### BEDROOM TWO

11' x 13' 1" approx. (3.35m x 3.99m) Double glazed window to rear, radiator, television point, mirrored sliding fronted double wardrobe.

### BEDROOM THREE

6' 6" x 8' 7" approx. (1.98m x 2.62m) Double glazed window to front, built-in cupboard over stairs, television point.

### SHOWER ROOM

Obscure double glazed window to rear, chrome ladder style heated towel rail, double shower cubicle with Mira Platinum remotely operated fixed head thermostatic shower, mounted hand-wash basin with mixer tap and cupboard under, tiled splash backs, extractor fan, inset ceiling lights.

### OUTSIDE

To the outside the frontage provides a brick paved driveway parking with an EV charging point, walled steps up to the front door, and there is a shared side lane which leads to a detached metal garage with double door entry, mains power and lighting measuring approximately 17' 11" x 10'. The rear garden is mainly laid to established lawn with entertainment patio, slate chip border and stocked border flower bed, there is an open wooden store, and outside tap all predominantly enclosed by renewed fencing to boundaries. There is also an enclosed hard stand potting area with shed which lies between the garden and detached garage.

### IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2,003.60 PA (2024-2025).

### NEAREST SCHOOLS (.GOV ONLINE)

Springfield Infant Primary and Westbourne Academy Secondary.

### DIRECTIONS

Leaving Ipswich town centre, head North-West on Norwich Road/A1156 towards Cumberland Street, at the roundabout, take the 2nd exit onto Chevallier Street/Norwich Road/A1156/A1214, at the roundabout, take the 1st exit onto Norwich Road/A1156, turn right onto Lower Dales View Road, turn left onto Westholme Road, the property is found on the right-hand side.

### 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>

### 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.

### CONSUMER PROTECTION REGULATIONS 2008

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 Consumer Protection Regulations 2008, 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)

Westholme Road IPSWICH IP1 4HQ	Energy rating <b>D</b>	Valid until: 27 January 2035
		Certificate number: 2170-6009-8050-6102-3921
Property type		Semi-detached house
Total floor area		104 square metres



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

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