



Crabbe Street, Ipswich, IP4 5HS

Guide Price £630,000 Freehold

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SUMMARY

This impressive, and rarely available superior five-bedroom detached residence, dating back to circa 1919, boasts substantial proportions approaching 205.5 sqm (2212 sqft) and is situated in a prime residential location to the preferred East of Ipswich. Set on a generous plot, the property enjoys an excellent frontage with ample driveway parking, an over-sized garage, and a 38 meter (125 feet) established rear garden with a delightful open outlook.

Key Features:

Accommodation:

Five spacious bedrooms (four doubles), including a primary bedroom with en-suite. Welcoming entrance reception leading to three light filled formal reception rooms. Modern fitted kitchen with utility space.

Conservatory.

Family bathroom with a three-piece luxury suite, additional separate WC, and cloakroom. Elegant galleried landing enhancing the sense of space.

Property Highlights:

Retains traditional period features throughout.

Generous, light and airy living spaces ideal for family living.

Ample driveway parking and over-sized garage with ZAPPI EV charger, complemented by a workshop and greenhouse.

Equipped with solar and photovoltaic panels, offering energy efficiency and reduced utility costs.

Potential:

In the valuer's opinion, there is significant scope for extension and/or loft conversion (subject to the appropriate permissions).

Exterior:

The property features a well-established, expansive rear garden approaching 38 meters in length, offering privacy and ample outdoor space for recreation or gardening enthusiasts. There are a variety of mature trees, a workshop and greenhouse.

Location:

Nestled in a sought-after residential area, this home benefits from excellent local amenities, transport links, and access to reputable schools, making it perfect for families.

This residence is a rare opportunity to own a home of this caliber, combining character, space, eco-friendly features, and development potential in one of Ipswich's most desirable locations.

STORM PORCH

Main front entrance door between beautiful motif stained glass leaded window casements, opening into the entrance reception.

ENTRANCE RECEPTION

Radiator, inset mat-well, engineered oak floor, stairs with traditional railed banister rising to first floor, under stairs bespoke fitted workstation, traditional stripped wood panelled doors to.

LIVING ROOM (CURRENTLY CONSULTATION ROOM)

13' 6" x 13' 1" approx. (3.96m x 3.99m) Double glazed window to front, radiator, traditional ornate cast fireplace with motif tile inserts and wood surround, corner hand-wash basin, BT Openreach point, tall skirtings, engineered oak floor, traditional stripped wood panelled door to dining room.

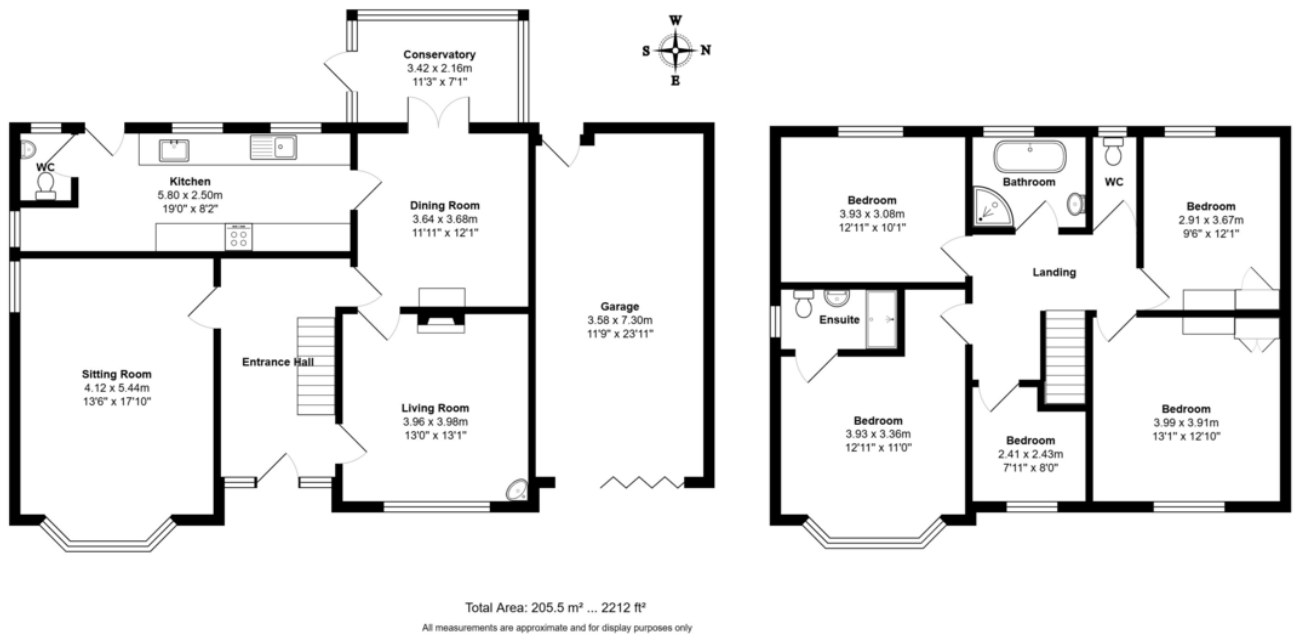
SITTING ROOM

13' 6" x 17' 10" approx. (4.11m x 5.44m) Double glazed bay window to front, double glazed floor to ceiling window to side, two radiators, traditional style cast iron fireplace with wood surround and slate hearth, engineered oak floor, tall skirtings, picture rail.

DINING ROOM

11' 11" x 12' 1" approx. (3.63m x 3.68m) Radiator, built-in unit with shelved cupboards, engineered oak floor, traditional stripped wood panelled door to kitchen, double doors to conservatory.





CONSERVATORY

11' 3" x 7' 1" approx. (3.43m x 2.16m) Set on brick and double glazed to three aspects, UPVC pitched roof, Radiator, mains power and lighting, integrated Sanderson blinds, tiled floor, double glazed door opening to garden.

KITCHEN

19' x 8' 2" approx. plus utility recess. (5.79m x 2.49m) Two double glazed windows to rear, radiator, a comprehensive range of wood fronted base and eye level fitted cupboard and drawer units, under unit courtesy lighting over solid granite work surfaces, under mounted butler sink with flexi-mixer tap and milled side drainer, under mounted stainless steel sink with flexi-mixer, independent reverse osmosis filtered water tap and milled side drainer, built-in double oven and grill, inset induction hob with extractor over, integrated dish-washer and fridge-freezer, utility recess with plumbing for washing machine and double glazed window to side, wood veneer laminate floor, traditional stripped wooden door to cloakroom, double glazed door to rear opening to garden.

CLOAKROOM

Obscured double glazed window to rear, radiator, close coupled WC, wall mounted hand-wash basin, tiled floor.

STAIRS RISING TO FIRST FLOOR

GALLERIED LANDING

Picture rail, loft access via hatch and drop down ladder to part boarded loft space with roof window, mains power and lighting, and concealed solar panel battery storage unit. In the valuer's opinion the loft space would lend itself well to conversion subject to the appropriate permissions. Traditional stripped wood panelled doors to.

PRIMARY BEDROOM

12' 11" x 11' approx. plus recess. (3.94m x 3.35m) Double glazed bay window to front, radiator, picture rail, traditional stripped panelled door to en-suite.

EN-SUITE

Obscured double glazed window to side, heated ladder towel rail, double shower cubicle with thermostatic shower, low level WC with concealed cistern, mounted hand-wash basin with mixer tap, marble effect vanity side surface and cupboard under, tiled splash backs, slate effect tiled floor, extractor fan.

BEDROOM TWO

13' 1" x 12' 10" approx. (3.99m x 3.91m) Double glazed window to front, radiator, built-in cupboard housing wall mounted gas fired boiler, built-in cupboards, picture rail.

BEDROOM THREE

12' 11" x 10' 1" approx. (3.94m x 3.07m) Double glazed window to rear, radiator, traditional corner cast iron fireplace (blanked), picture rail.

BEDROOM FOUR

9' 6" x 12' 1" approx. (2.9m x 3.68m) Double glazed window to rear, radiator, built-in cupboard, picture rail, traditional cast iron fireplace (blanked).

BEDROOM FIVE

7' 11" x 8' approx. plus recess. (2.41m x 2.44m) Double glazed window to front, radiator, picture rail.

BATHROOM

Obscure double glazed window to rear, chrome heated ladder towel rail, contemporary free standing shaped bath with pedestal mixer tap and separate rinser, shower cubicle with thermostatic shower, mounted hand-wash basin with mixer tap set on solid wood surface, part tiled walls, marble tiled floor.

SEPARATE WC

Obscure double glazed window to rear, radiator, close coupled WC, part tiled walls, marble tiled floor.

OUTSIDE

Concealed by hedging and well set back from the road by an excellent frontage consisting of an ample tegula paved driveway and shaped pathway, brick retained flower bed, stocked borders, area laid to mature lawn, and external lighting. The driveway provides parking for a number of vehicles, and access to the attached over-sized garage.

Gated side pedestrian access leads to the Westerly facing established rear garden with delightful open outlook, which is mainly laid to mature lawn, and approaches 38 meters (125 feet in length). There is an entertainment patio, various stocked flower beds, seating areas, two ponds with water features, and a vegetable patch. The wonderful selection of established trees includes figs, walnut, greengage, eating and cooking apple, cherry, and olive. Shaped pathways lead to the workshop and greenhouse, there is personal access to the attached garage, external lighting, and a tap.

GARAGE (OVER-SIZED)

11' 9" x 23' 11" approx. (3.58m x 7.29m) Double bi-fold front entry, personal door to rear garden, mains power and lighting, ZAPPIEV charger.

WORKSHOP

17' 7" x 8' 3" approx. (partly separated) (5.36m x 2.51m) Double glazed door entry, four double glazed windows, mains power and lighting.

GREENHOUSE

Wooden framed glazing set on brick, mains power and lighting, central chequer tiled pathway betwixt retained beds, central hatch accessing irrigation sump.

SOLAR & PHOTOVOLTAIC

The Southerly facing roof exposes photovoltaic panels which generate hot water to supplement hot water usage, there is a pre-heat mode and dual hot water tanks, and use can be between the two. The Westerly facing roof exposes solar panels generating 3.3 kw, and which in 2024 provided the sellers with an income of £1,430.

IPSWICH BOROUGH COUNCIL

Tax band E - Approximately £2,754.95 PA (2024-2025).

NEAREST SCHOOLS (.GOV ONLINE)

Clifford Primary and Copleston High.

DIRECTIONS

Leaving Ipswich town centre and heading in an easterly direction along Woodbridge Road, at the roundabout intersecting with Cauldwell Hall Road and Rushmere Road, take the second exit and continue along Woodbridge Road, take the first right-hand turn onto Kirby Street, at the junction, cross the road onto Crabbe Street. The destination property is found on the right-hand side. Within approximately 0.7 miles is Derby Road train station which connects directly to the Ipswich mainline to London train station.

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>

AGENTS 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.

Crabbe Street IPSWICH IP4 5HS	Energy rating C	Valid until: 6 January 2035 Certificate number: 8311-5155-4002-0009-9806
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**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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