



Sandown Road, Ipswich, IP1 6RE

Guide Price £400,000 Freehold



ipswich & suffolk estate agents
Part of the Your Ipswich Group

Sandown Road, Ipswich, IP1 6RE

SUMMARY

An exceptional, three/four bedroom detached family home located in the prime North West of Ipswich boasting exquisite, generously proportioned stylish accommodation finished to an excellent standard throughout. The impressive living space has undergone transformational remodelling and thorough improvement over recent years under its current ownership and briefly comprises; entrance lobby, spacious sitting room, striking fully fitted contemporary kitchen and dining room, snug/fourth bedroom, and sun lounge on the ground floor, with landing, three comfortable bedrooms and luxury four piece bathroom on the first floor. To the outside the frontage provides driveway off-road parking, whilst to the rear there is a predominantly walled, partly landscaped attractive garden, alfresco style veranda, secluded hot tub and decking terrace, entertainment patio, substantial bar/games room outbuilding and garage. Early viewing to fully appreciate this immaculately presented, individual residence is highly advised.

COMPOSITE DOOR TO ENCLOSED PORCH

ENCLOSED PORCH

Built-in cupboard, vertical radiator, inset mat-well, door to sitting room.

SITTING ROOM

14' 1" x 13' 11" approx. (4.29m x 4.24m) Double glazed window to front with fitted blind, radiator, herringbone pattern oak flooring, inset LED ceiling lights, door to inner lobby, built-in cupboard, double doors to kitchen and dining room.

KITCHEN & DINING ROOM

KITCHEN

14' 1" x 11' 4" approx. (4.29m x 3.45m) Twin double glazed windows to rear, vertical radiator, an extensive comprehensive range of contemporary base and eye level fitted cupboard and drawer units, matching pantry cupboard housing modern wall mounted gas fired combination boiler (approximately 4 years old), natural solid wood worksurfaces and matching peninsular breakfast bar, inset stainless steel one and a quarter bowl sink drainer unit with mixer tap and integrated boiling water tap, electric in-line water softening system, space for fridge freezer (existing negotiable), integrated twin double ovens and grills, integrated washing machine and wine fridge, herringbone pattern oak flooring, inset LED ceiling lights, door to side lobby, opening through to dining area.

DINING

10' 5" x 9' 5" approx. (3.18m x 2.87m) Two radiators, herringbone pattern oak flooring, inset LED ceiling lights, double glazed sliding patio style door to conservatory, door to snug/office/fourth bedroom.

SNUG/OFFICE/FOURTH BEDROOM

8' x 14' 2" approx. (2.44m x 4.32m) Double glazed window to front with fitted blind, radiator, fitted tall storage units, herringbone pattern oak flooring.

SUN LOUNGE

8' x 8' 7" approx. (2.44m x 2.62m) Set on a brick base and double glazed to two aspects with four top opening windows, solid natural wood sills, electric radiator, double glazed French doors opening to garden, wood effect flooring, mains power sockets, inset LED ceiling lights.





SIDE LOBBY

Fitted tall storage units, herringbone pattern oak flooring, inset mat-well, inset LED ceiling lights, door to cloakroom, double glazed door to side passageway.

CLOAKROOM

Obscure double glazed window to side, pedestal hand-wash basin with mixer tap, low level WC, twin niches, tiled walls and floor.

STAIRS RISING TO FIRST FLOOR

LANDING

Obscure double glazed window to side, loft access to fully boarded loft space with light, doors to.

BEDROOM ONE

8' 4" x 12' 3" approx. (2.54m x 3.73m) Double glazed window to front with fitted blind, radiator, inset LED ceiling lights.

BEDROOM TWO

8' 10" x 11' 4" approx. (2.69m x 3.45m) Double glazed window to side with fitted blind, radiator, inset LED ceiling lights.

BEDROOM THREE

8' 6" max. x 8' 2" approx. (2.59m x 2.49m) Double glazed window to front with fitted blind, radiator, inset LED ceiling lights.

LUXURY FOUR PIECE BATHROOM

Obscured double glazed window to rear, chrome heated towel rail, panelled bath with mixer tap and shower attachment, shower cubicle with thermostatic fixed head shower and separate rinser, pedestal hand-wash basin with mixer tap, low level WC, fully tiled walls and floor.

OUTSIDE

To the outside the frontage provides a brick paved driveway for off-road parking and a securely gated side pedestrian accessway to the rear garden,

there is external lighting and the additional benefit of security cameras to the front and rear. The attractive, partly landscaped rear garden is predominantly walled with trellis sections and laid to mature lawn with timber retained shingled borders, generous entertainment decking area wrapping into an alfresco style veranda with access to a lean-to store which has direct gated access to the side road, a secluded 8 seater hot tub (to remain) and decking terrace, access to a substantial bar/games room outbuilding, and personal door to the garage.

BAR/GAMES ROOM

13' 1" x 13' 1" approx. (3.99m x 3.99m) Timber framed with double glazed French door entry, insulated and weatherboard clad with double glazed French door entry. Mains power and internet connection, overhead projector, hard-wired surround sound, bar with fitted optics and bar stools, and illuminated dartboard to remain, natural wood flooring, inset LED ceiling lights.

GARAGE EN-BLOC

8' 3" x 16' 11" approx. (2.51m x 5.16m) Accessed from the rear via Maycroft Road with an electrically operated roller shutter entry door, main power and lighting, and personal door directly accessing the rear garden.

CONSTRUCTION

The property is of a non-standard timber framed construction with an outer brick skin.

FURNISHINGS

Some of the excellent furnishings may be available subject to separate negotiations, including the quality sitting room sofa and custom made dining table and benches.

IPSWICH BOROUGH COUNCIL

Tax band D - Approximately £2,358.54 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

Castle Hill primary and Ormiston Endeavour secondary.

DIRECTIONS

Leaving Ipswich town centre, head east on Crown St/A1156 towards Fonnereau Rd, turn left onto Fonnereau Rd, turn right onto Henley Rd, turn left onto Defoe Rd, turn left onto Lingfield Rd, turn right onto Sandown 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

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.

Energy performance certificate (EPC)

Sandown Road IPSWICH IP1 6RE	Energy rating C	Valid until:	4 July 2035
		Certificate number:	0034-1209-0305-7703-1804
Property type		Detached house	
Total floor area		106 square metres	



**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



Ipswich & Suffolk Estate Agents (trading as Your Ipswich Ltd). Registered in England, Company No: 07815579 | VAT No: 150 7321 41.

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