



16 High View Road, Ipswich, IP1 5HJ

Guide Price £375,000 Freehold



ipswich & suffolk estate agents
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SUMMARY

An immaculately presented three/four bedroom detached home of excellent proportions delivering generous accommodation of over 1700sqft. Located in the popular West of Ipswich, and ideally convenient to local shops, supermarkets, the A14 and nearby Bramford Lane recreation ground. The accommodation comprises; sheltered entrance, entrance reception, sitting and dining room, fully fitted kitchen and breakfast room, snug/lounge off, dining room/fourth bedroom, inner lobby with pantry, and shower room with utility cupboard on the ground floor, landing, three comfortable bedrooms, and four piece bathroom on the first floor. To the outside there is ample frontage providing driveway parking for a number of vehicles and dual side accesses revealing the beautifully landscaped rear garden which is predominantly laid to mature lawn with raised beds, and an excellent paved entertainment patio area with electrified pergola, afternoon patio, converted garage/workshop and sheltered storage area.

SHELTERED ENTRANCE

Composite double glazed front door to entrance reception.

ENTRANCE HALL

Radiator, Karndean wood effect flooring, stairs rising to first floor, doors to:

SITTING AND DINING ROOM

12' 3" narrowing to 8' 10" x 22' approx. (3.73m x 6.71m) Double glazed window to front, radiator, living flame coal effect gas fire with wooden surround, television, broadband and telephone points, double glazed French doors opening out to patio area sheltered by electrified pergola.

KITCHEN BREAKFAST ROOM

11' x 14' 8" approx. (3.35m x 4.47m) Part vaulted ceiling with Velux, double glazed window to rear, electric kicker plinth heater, an extensive range of natural wood effect base and eye level fitted cupboard and drawer wood effect units, granite effect work surfaces and peninsular breakfast bar, inset stainless steel sink drainer unit with mixer tap, inset electric induction hob, built-in double oven, American style fridge-freezer (to remain), inset ceiling lights, door to inner lobby, opening through to snug/lounge, Karndean slate tile effect flooring, peninsular breakfast bar, cupboard concealing wall mounted gas fired combination boiler.

DINING ROOM/BEDROOM FOUR

10' 9" x 14' 1" approx. (3.28m x 4.29m) Double glazed window to front, radiator, coal effect electric fire with granite surround.

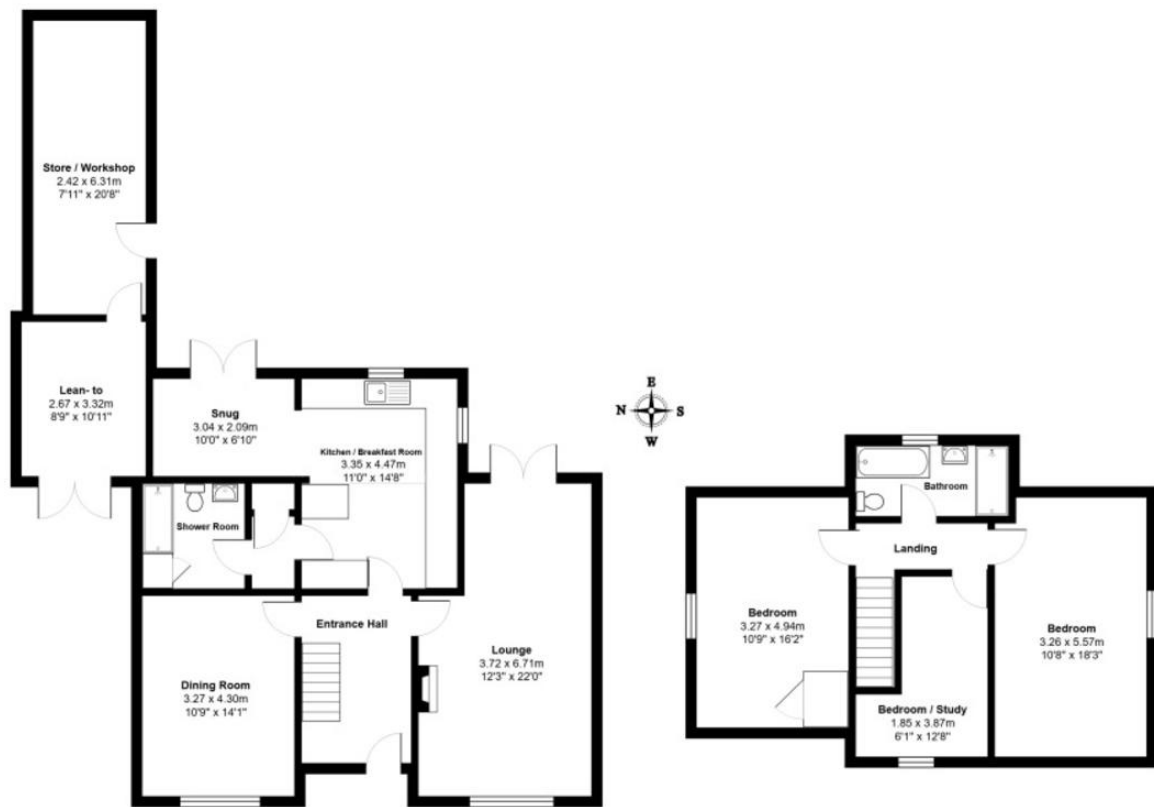
SNUG/LOUNGE

10' x 6' 10" approx. (3.05m x 2.08m) Double glazed French doors to garden, radiator, inset ceiling lights.

INNER LOBBY

Door to pantry cupboard, door to shower room.





Total Area: 158.1 m² ... 1701 ft²

SHOWER ROOM

Natural light ceiling funnel, inset ceiling lights, radiator, walk in shower with fixed head thermostatic shower and separate rinser, mounted hand wash basin with mixer tap and cupboard under, low level WC, door to utility cupboard with plumbing for washing machine and tumble dryer, wood effect flooring.

STAIRS RISING TO FIRST FLOOR

LANDING

Doors to:

BEDROOM ONE

10' 8" x 18' 3" approx. max. (3.25m x 5.56m) Double glazed window to side, radiator, built in sliding fronted wardrobe, built-in cupboard, access to eave storage, inset ceiling lights.

BEDROOM TWO

10' 9" x 16' 2" approx. max. (3.28m x 4.93m) Double glazed window to side, radiator, fitted double wardrobe and furniture, inset ceiling lights.

BEDROOM THREE

6' 1" x 12' 8" approx. max. (1.85m x 3.86m) Double glazed Dormer window to front, double wardrobe to remain, radiator, enclosed stairwell, loft hatch access to part boarded loft space with light.

FOUR PIECE BATHROOM

Obscure double glazed window to rear, chrome heated towel rail, mounted hand wash basin with mixer tap and cupboard under, low level WC, double shower cubicle with fixed head thermostatic shower and separate rinser, panel bath with mixer tap and shower attachment, mermaid style board and tiled splash backs, inset ceiling lights, wood effect flooring.

OUTSIDE

To the outside there is an EV charging point, ample frontage providing driveway parking for a number of vehicles and dual side pedestrian accesses revealing a beautifully landscaped easterly facing rear garden which is predominantly laid to mature lawn with a variety of well stocked raised beds and step stones, an excellent paved entertainment patio area with electrified bespoke pergola with integrated lighting, which remotely opens the roof slats and drops windbreaker side curtains, a separate afternoon patio, converted garage/workshop with personal door entry and mains power, sheltered storage area, and metal shed with mains power. Established fig, Plum tree and grape vines compliment the attractive setting, there is the additional benefit of an external tap, mains power and lighting.

CONVERTED GARAGE/WORKSHOP

7' 11" x 20' 8" approx. (2.41m x 6.3m) Personal door access from garden, two windows to side, mains power and lighting distributed from independent electric consumer unit, racking and shelving (to remain), loft space access.

LEAN TO SHELTERED STORAGE AREA

8' 9" x 10' 11" approx. (2.67m x 3.33m) Adjoining the garage.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2,194 PA (2026-2027).

NEAREST SCHOOLS (.GOV ONLINE)

Whitehouse primary and Westbourne Academy secondary.

DIRECTIONS

Leaving Ipswich town centre, head westerly towards Granville St, slight left onto Bramford Rd/B1067, turn right onto Adair Rd, turn left onto Henniker Rd, turn right onto High View 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)

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Energy performance certificate (EPC)

High View Road IPSWICH IP1 5HU	Energy rating D	Valid until: 25 May 2036
		Certificate number: 5611-5176-5002-0025-9306
Property type	Detached house	
Total floor area	132 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



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