





Penshurst Road, Ipswich, IP3 8QY

william h brown

welcome to

Penshurst Road, Ipswich

This substantial five double bedroom, detached home offers exceptionally versatile accommodation. Having been significantly improved by the current owners, the property combines high-specification finishes, with generous living accommodation, ideally suited to modern family life and entertaining.

Entrance Hall
A welcoming entrance hall boasting tile effect flooring throughout, two radiators, spotlights and a contemporary floating staircase.

Kitchen/Breakfast Room
A beautifully appointed, high-specification kitchen, renovated to an exceptional standard and designed with entertaining in mind! Features include contemporary handleless, matte-grey eye and base level units with quartz worktop surfaces, an inset double butler sink with chrome mixer tap, a large central island with quartz worktop, integrated storage beneath, ample seating space and pendant lighting above, pull out power sockets, Porcelain tiled flooring, electric radiator, clad ceiling with spotlights, double glazed window to the rear, a side access door, space for an American style fridge/freezer, integrated appliances including a double oven, an additional oven with warming drawer, an induction hob and extractor hood, two dishwashers and pull-out waste and recycling bins. A superb social space and true chef's kitchen!

Utility Room
A spacious utility room offering excellent additional storage and functionality, with two double glazed windows to the side, Porcelain tiled flooring, handleless matte grey units with compact stone effect worktop surfaces, a black sink plus drainer and chrome mixer tap, space for two washing machines, tumble dryer and two additional fridge/freezers, chrome heated towel rail, spotlights, extractor fan and consumer unit access.

Lounge/Snug/Bar Area
A truly impressive, open plan reception space, perfectly suited to entertaining!

The lounge benefits from floor to ceiling double glazed windows, sliding doors opening onto the garden, carpet flooring, spotlights, radiator, a freestanding wood-burning stove with slate hearth and brick-slip feature backdrop. Opening seamlessly into the snug and bar area, which includes wood effect flooring, a bespoke fitted bar, an integrated drinks fridge, illuminated glass display cabinets, wine storage and an open plan connection to the dining room.

Dining Room
An exceptional entertaining space offering room for substantial family gatherings. Features include two double glazed windows to the rear, a door leading to the garden, spotlights, a contemporary wall-mounted radiator, open plan access to the snug/bar area and space for a large dining table.

Study
Ideal for home working with double glazed window to the front, carpet flooring. spotlights, a feature wall papered wall, a built-in desk, a fitted bookcase and internal access to the garage.

Ground Floor Bedroom Three
A spacious double bedroom with double glazed bay window to the front, carpet flooring, radiator, a full wall of fitted wardrobes, additional fitted vanity units, a decorative feature wall and wall-mounted lighting.

Ground Floor Bedroom Four
Double glazed bay window to the front, carpet flooring, radiator and direct access to the Jack and Jill shower room.

Jack And Jill Shower Room
Accessible from both the hallway and bedroom four, with low level WC, vanity wash hand basin, a large shower enclosure, tiled flooring, partly tiled walls, chrome heated towel rail, illuminated mirror, spotlights and extractor fan.

Family Bathroom
A luxurious and generously proportioned bathroom, recently renovated by the current vendors, with low level WC, an oversized vanity wash hand basin, a corner bath with chrome fittings, a large shower enclosure with waterfall shower head and hand held attachment, chrome heated towel rail, an illuminated mirror, spotlights, extractor fan, partly tiled walls and tiled flooring.

F**irst Floor Landing**
A particularly impressive, L-shaped landing with wrap-around balustrade, four large storage cupboards, additional eaves storage, carpet flooring, spotlights, Velux roof window and a study area adjacent to bedroom five.

Master Bedroom
An outstanding principal suite with double glazed window to the rear, two Velux roof windows, carpet flooring, radiator, eaves storage, spotlights and a feature false ceiling with LED ambient lighting on dimmer controls.

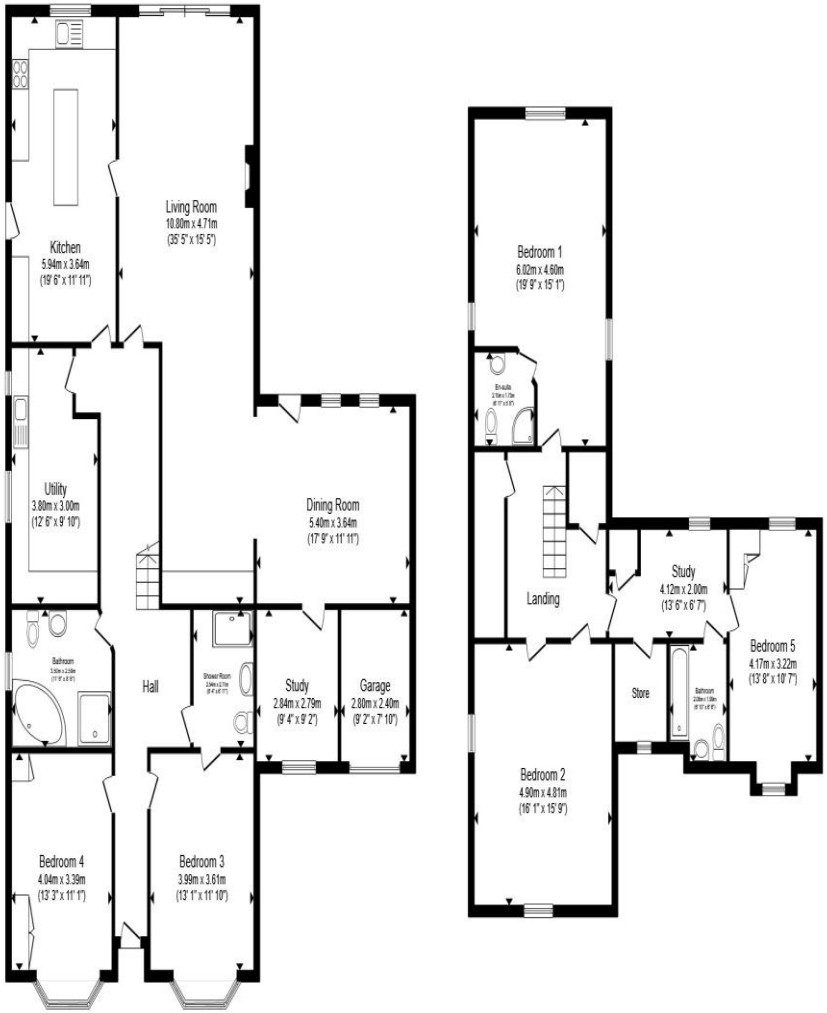
En Suite Shower Room
Low level WC, vanity wash hand basin, a corner shower with waterfall shower and hand held attachment, marble effect tiled flooring, partly tiled walls, an illuminated mirror, spotlights and extractor fan.

Bedroom Two
A spacious double bedroom with double glazed window to the front, Velux roof window to the side, carpet flooring, radiator and eaves storage cupboards.

Bedroom Five
Double glazed window to the front, Velux roof window to the rear, a porthole-style side window, carpet flooring, radiator and a bespoke, L-shaped fitted wardrobe.

First Floor Study/Hobby Room
Currently a partially completed room, offering excellent flexibility, with a frosted Velux roof window and eaves storage. This room could make a potential home office, hobby room or additional storage space.

First Floor Bathroom
Low level WC, vanity wash hand basin with black mixer tap, a bath with shower attachment, grey heated towel rail, tiled flooring, partly tiled walls spotlights, extractor fan and a frosted double glazed window to the front.



Ground Floor

First Floor

Total floor area 275.1 m² (2,961 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Penshurst Road,

Ipswich

- Approx. 2961sq. ft. of accommodation (subject to verification)
- Five double bedrooms, inc two on the ground floor
- Impressive open plan lounge, snug & bar area
- Large dining room, ideal for entertaining
- High-specification kitchen with quartz worktops

Tenure: Freehold EPC Rating: C
Council Tax Band: C



£600,000

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The Property Ombudsman

Property Ref:
IPW104416 - 0006

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