



Hizzy
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41 Whitby Road, Ipswich, IP4 4AF

£330,000

About the property

Situated within the ever-popular IP4 area of Ipswich, with Northgate and Copleston High Schools nearby, this well-presented extended three-bedroom semi-detached home offers spacious and well-planned accommodation ideally suited to modern family living. The property has been thoughtfully extended to the rear, creating a modern fitted kitchen which adjoins the dining and family area. The two rooms connect well to create a practical and sociable living space, ideal for both everyday family life and entertaining. Nicely presented by the current owners, this part of the home forms the heart of the property, with double doors from the dining and family area opening directly onto the rear garden. In addition to the extended living space, there is a comfortable living room to the front of the property, together with a useful ground floor cloakroom/WC. On the first floor are three bedrooms, comprising two doubles and a single bedroom. Both double bedrooms benefit from built-in storage and wardrobe space, whilst a family bathroom serves the accommodation.

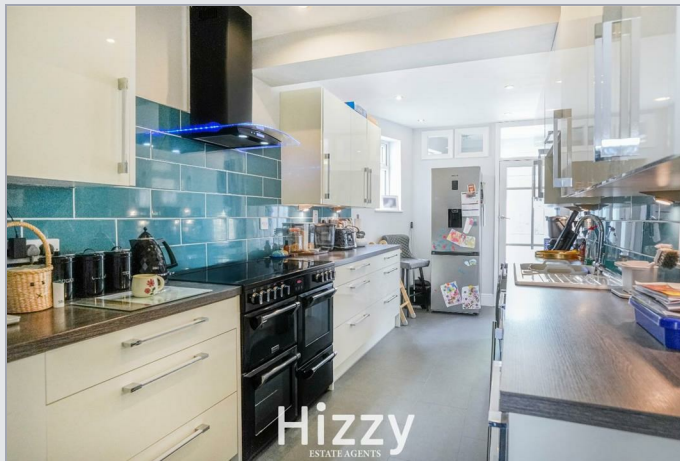
Outside

Outside, the property enjoys a generous rear garden extending to approximately 80ft in length, together with a detached purpose-built home office/studio (14ft8 x 8ft9) complete with broadband connection. This versatile space is ideal for those working from home, whilst also

lending itself to a variety of uses including a gym, studio, hobbies room or games room. Immediately to the rear of the house is a decked seating area, ideal for outdoor dining and entertaining, whilst the remainder of the garden is predominantly laid to lawn with established borders. To the far end of the garden is a further raised decked seating area together with a summer house, whilst a useful garden shed provides additional storage. To the front of the property there is off-road parking for two vehicles, whilst side access leads through to the rear garden.

Useful info

The property has mains gas, water, drainage & electricity connected. The heating is gas fired via radiators, (no services have been tested by the agents). The council tax band is C with the local authority being Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich IP1 2DE. Broadband download and upload speed ultrafast and up to 5500 Mbps (source Ofcom). Mobile outdoor coverage good on O2, Vodafone, Three whilst EE has good outdoor and variable in home coverage (source Ofcom). The What3words location is ///trio.maker.coffee.



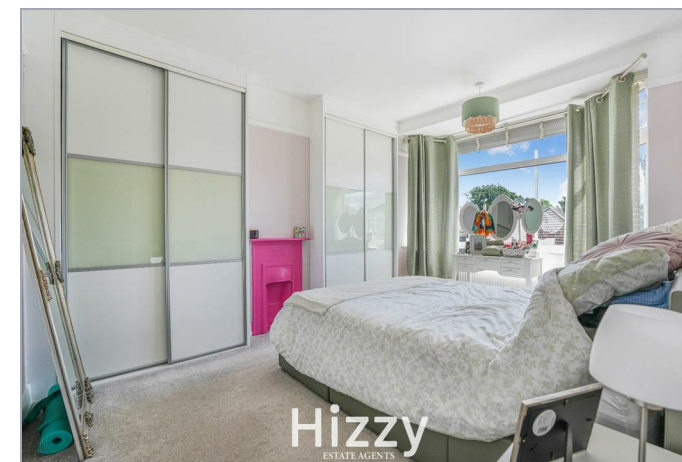
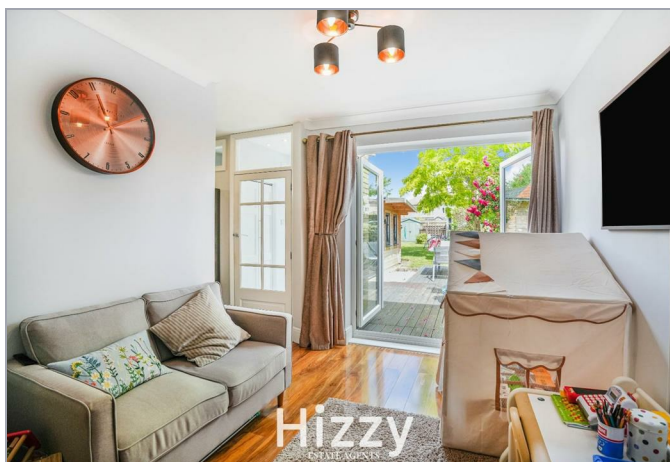
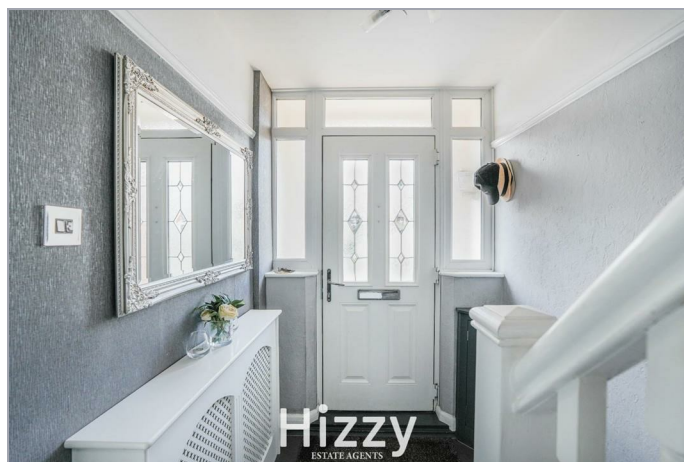


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- Northgate & Copleston area of the town
- Separate living room
- Purpose-built broadband-connected garden office

- Extended accommodation
- Ground floor WC
- Summer house

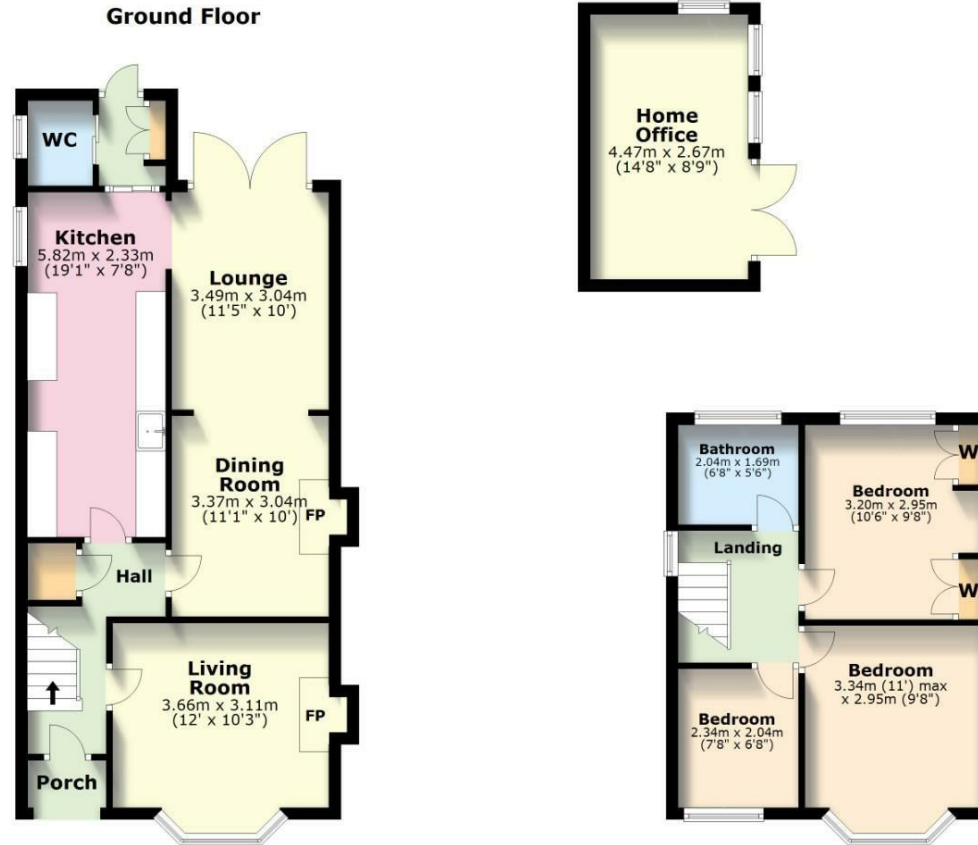
- Modern kitchen with dining/family space
- 80ft lawned garden
- Off-road parking for two vehicles





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Ground Floor



Total area: approx. 112.3 sq. metres (1209.2 sq. feet)

The Floorplan is intended as a guide only and all measurement are approximate and not to scale.
Plan produced using PlanUp.

EPC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
105-95 A		105-95 A	
95-85 B		95-85 B	
85-75 C		85-75 C	
75-65 D		75-65 D	
65-55 E		65-55 E	
55-45 F		55-45 F	
45-35 G		45-35 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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