



Rock Estates



Park View Road  
Ipswich, IP1 4HP

Guide price £270,000





## Park View Road

Ipswich, IP1 4HP

Situated in the popular 'Dales' area to the northwest of Ipswich is this well presented family home. This semi-detached bay fronted home offers ample living space with its multiple reception rooms all flowing seamlessly with internal part glazed doors allowing natural light to flood the property. The kitchen has been well utilised and offers plenty of storage space. A serving bar area allows for partly open plan kitchen/dining - perfect for entertaining. Upstairs, there are three well-proportioned bedrooms, and a family bathroom with three piece suite.

The rear garden has been thoughtfully landscaped with decked areas and is also partially laid to lawn. There are mature trees and shrubs creating a private space perfecting for enjoying the outdoors in the warmer months.

To the front there is a private driveway providing off-road parking for multiple cars along with access to the car port and garage via an up and over door.

Early viewing is highly recommended.

**\*\* COMPLETE ONWARD CHAIN \*\***







## Front

Enclose brick paved driveway offering off road parking for multiple cars.

## Entrance Hall

Stairs to first floor. Under stairs cupboard. Doors to:

## Living Room

15'8" x 11'8" (4.79 x 3.58)

Double glazed bay window to front aspect. Fireplace with surround and tiled hearth. Coving. Radiator. Doors to:

## Dining Room

14'7" x 10'6" (4.47 x 3.21)

Double glazed sliding door to rear garden. Fireplace with inset log burner with oak mantel beam over. Radiator.

## Kitchen

14'7" x 6'10" (4.47 x 2.10)

Double glazed window to side and rear. Part glazed door to side. Range of wall and floor mounted cupboards and drawers. Inset stainless steel sink with mixer tap over. Gas hob with extractor fan above. Integrated eye level double oven. Space for under counter fridge and freezer. Space and plumbing for washing machine.

## Landing

Double glazed window to side. Loft hatch. Doors to:

## Bedroom One

11'5" x 11'3" (3.48 x 3.44)

Double glazed bay window to front aspect. Radiator.

## Bedroom Two

13'1" x 9'0" (4.01 x 2.75)

Double glazed window to rear. Radiator.

## Bedroom Three

9'10" x 6'10" (3.01 x 2.09)

Double glazed window to rear. Radiator.

## Bathroom

Double glazed window to front aspect. Panelled bath with shower attachment over. Low level W.C. Pedestal hand wash basin. Exposed floor boards.

## Garden

The rear garden has been thoughtfully landscaped for easy maintenance with a large decking area and artificial lawned areas. There is a summer house with power connected.

A further raised decked area also combines storage underneath. A log store too.

## Garage / Car Port

Up and over door to front, with power connected. Covered car port area currently used for storage.





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Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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## A map of the Broomhill Park area in Glasgow, Scotland. The map shows several streets including Dales Rd, Cotswold Ave, Valley Rd, and Henley Rd. A red pin is located on Cotswold Ave, just north of Broomhill Park. The park itself is a green area in the lower center of the map. Other streets visible include June Ave, Dales View Rd, Westholme Rd, Kensington Rd, Sherrington Rd, Constitution Hill, St Edmund's Rd, and Graham Rd. The Google logo is in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

**Energy Efficiency Rating**

Rating	Score Range	Current	Potential
A	92 (plus)		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current: 64, Potential: 81

England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Score Range	Current	Potential
A	92 (plus)		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

Current: 64, Potential: 81

England & Wales EU Directive 2002/91/EC