



1 Dhobi Place, Ipswich

Minors & Brady



1 Dhobi Place

Ipswich

Set along a quiet residential road in Ipswich, this impressive detached family home presents a fantastic opportunity to acquire a spacious and highly versatile property occupying a generous plot. Offering over 1,200 sqft of well-proportioned accommodation arranged across three floors, the home has been thoughtfully designed to adapt to the ever-changing needs of modern family living. With four double bedrooms, flexible reception space, a private garden, driveway parking and a detached garage, this is a property that delivers both comfort and practicality, making it an ideal choice for growing families seeking space, convenience and long-term potential.

Agents Notes

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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The Location

Dhobi Place is situated within the popular Suffolk town of Ipswich, offering a convenient residential setting with easy access to a wide range of local amenities. The area is highly regarded for its accessibility, excellent local facilities, and convenient position close to the town centre and waterfront.

Residents benefit from an excellent selection of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the surrounding area. Ipswich town centre provides a comprehensive range of retail, leisure, and everyday amenities, together with a variety of independent businesses and national retailers.

The town offers a wealth of recreational and cultural attractions, including attractive parks, open green spaces, theatres, museums, and the vibrant Ipswich Waterfront. The waterfront has become a particularly popular destination, featuring waterside dining, leisure facilities, and pleasant walking routes along the marina.

The area enjoys excellent transport connections, with Ipswich railway station providing regular services to London Liverpool Street, Norwich, Cambridge, and destinations across the region. Convenient access to the A12 and A14 offers routes to Colchester, Bury St. Edmunds, Felixstowe, Cambridge, and the wider East Anglian road network, making the location particularly appealing to commuters.



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Occupying a desirable position on a generous plot along a quiet residential road in Ipswich, this substantial detached family home offers in excess of 1,200 sqft of versatile accommodation arranged across three well-planned floors. Designed to accommodate the changing needs of modern family life, the property presents an exceptional opportunity for buyers seeking spacious and flexible living areas that can be adapted to suit individual requirements.

The accommodation begins with a welcoming entrance hall, creating an excellent first impression and providing access to the principal ground-floor rooms. A conveniently positioned cloakroom/WC enhances practicality for both residents and visiting guests.

The dual-aspect living room is a particularly attractive space, flooded with natural light from windows to two elevations. Thoughtfully arranged for both everyday living and entertaining, this generous reception room offers ample space for a variety of furniture layouts. French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor environments and providing the perfect setting for social gatherings during the warmer months.



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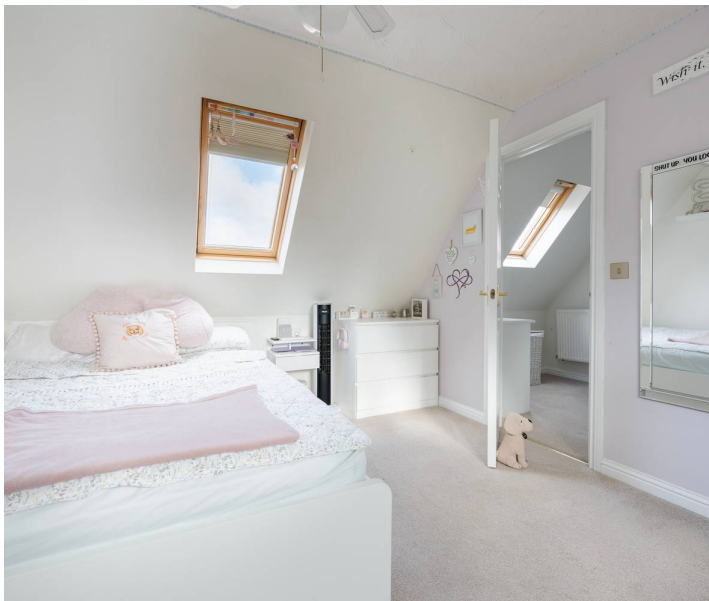


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Complementing the living room is a separate formal dining room positioned to the front of the property. Featuring an attractive bay window, this room enjoys an abundance of natural light and offers excellent flexibility to suit a purchaser's lifestyle. While currently serving as a dining area, it could equally function as a home office, playroom, family room or even a ground-floor bedroom if required, highlighting the adaptability that defines this home.

Forming the heart of the home is the spacious kitchen/breakfast room, thoughtfully designed to provide both functionality and comfort. Fitted with a range of cabinetry, the kitchen offers excellent storage and preparation space, alongside an integrated oven and designated under-counter space for additional appliances. The practical layout ensures the room caters effortlessly to the demands of modern family living.



The first floor continues to impress with well-proportioned accommodation. The principal bedroom is a generous double room enjoying the added luxury of an en-suite shower room, providing a private and convenient space for busy households. A second double bedroom is also located on this level, offering comfortable accommodation for family members or guests. Serving the floor is the family bathroom, fitted with a three-piece suite and finished to provide a practical space for day-to-day use.

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Rising to the second floor, the property reveals two further double bedrooms, creating an excellent arrangement for larger families or those requiring dedicated workspaces. Both rooms benefit from Velux windows, flooding the interiors with an abundance of natural light and enhancing the sense of space.

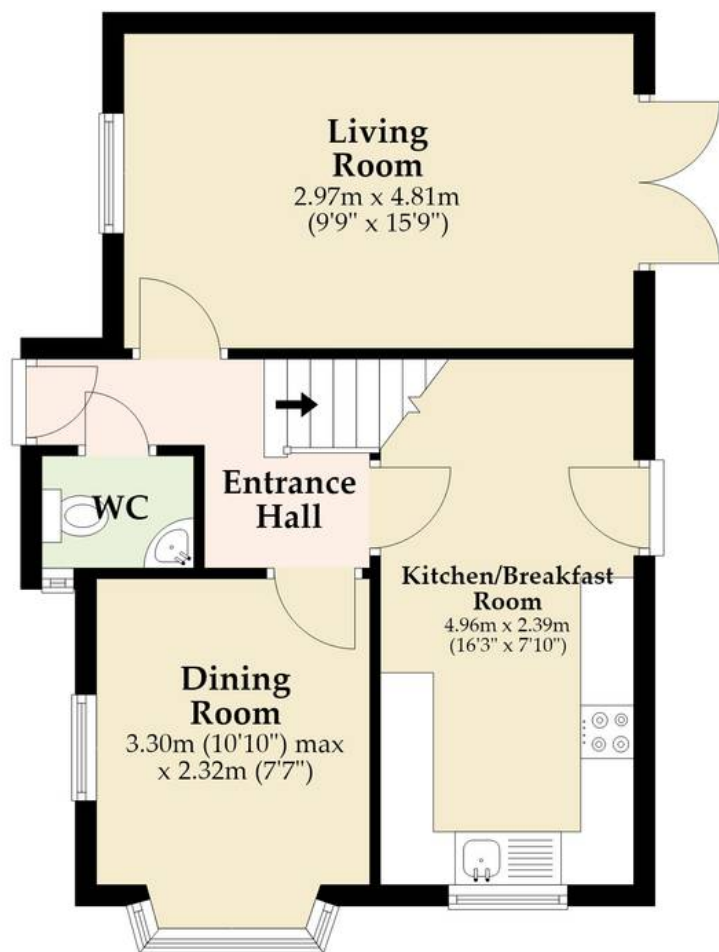
Externally, the property enjoys the benefits of a generous plot, offering excellent outdoor space for families to enjoy. The rear garden provides plenty of room for relaxation, outdoor dining and children's play equipment, presenting buyers with the opportunity to personalise the space to their own tastes and requirements. Whether hosting summer barbecues, gardening or simply enjoying time outdoors, the garden offers a wonderful extension of the living accommodation.

A driveway provides valuable off-road parking and leads to a detached single garage, which offers useful storage space for tools, bicycles, outdoor equipment and household belongings.



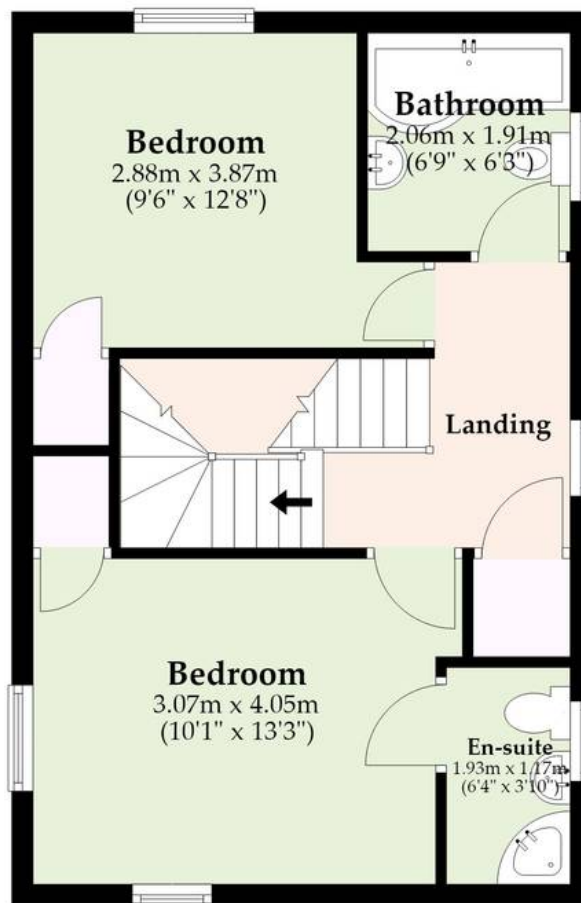
Ground Floor

Approx. 41.5 sq. metres (446.7 sq. feet)



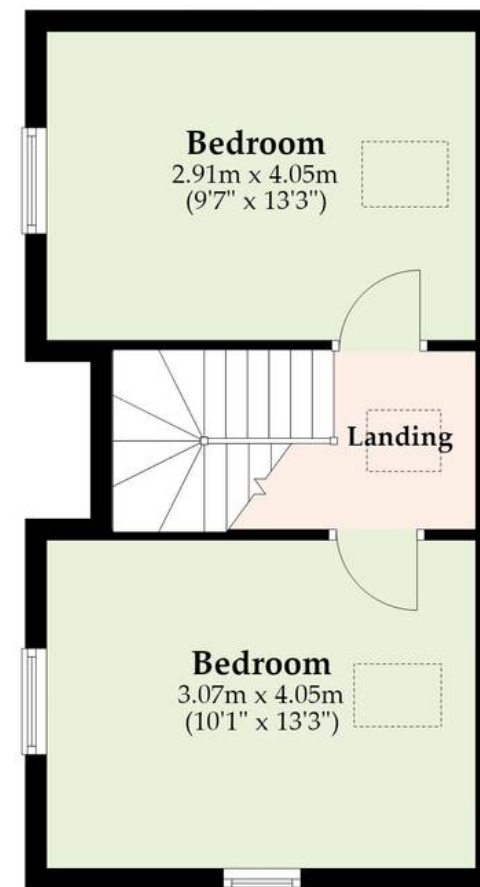
First Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



Second Floor

Approx. 30.7 sq. metres (330.2 sq. feet)



Total area: approx. 112.2 sq. metres (1208.0 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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