



***ROOM ONLY-ENSUITE* EAST IPSWICH - Modern En-Suite Room in Stylish 6-Bed HMO – Grove Lane, Ipswich IP4**

£850 pcm *ROOM ONLY-ENSUITE* EAST IPSWICH - Modern En-Suite Room





***HMO ROOM ONLY - ENSUITE* (PRIVATE ENTRANCE)**

***PLEASE EMAIL TO ARRANGE A VIEWING*
(APPOINTMENT ONLY)**

🏠 Modern En-Suite Room in Stylish 6-Bed HMO – Grove Lane, Ipswich IP4

📍 Address: Grove Lane, Ipswich, IP4 1NZ

🚪 Room: Spacious Large double Room with private en-suite

💷 Rent: £850 – All bills included

📅 Availability: 2/11/2026

✦ Property Highlights

- **Newly Built:** Modern 6-bedroom house,
- **Private En-Suite:** Each bedroom features its own bathroom
- **Fully Furnished:** Double bed, desk, chair, and ample storage
- **Smart Security:** Keyless smart locks on all bedroom doors
- **High-Speed Internet:** Gigabit broadband via Wi-Fi and Ethernet ports in every room
- **Efficient Heating:** Brand-new system with high-pressure showers
- **Outdoor Space:** Large, low-maintenance garden – perfect for relaxation

📍 Prime Location

Situated in the sought-after IP4 area, this property offers:

- **Proximity to Education:** Close to the University of Suffolk
- **Transport Links:** Short walk to Derby Road Station (0.5 miles) and Ipswich Station (1.2 miles)
- **Local Amenities:** Near supermarkets, cafes, and shops
- **Recreation:** Steps away from Alexandra Park and Holywells Park (0.8)

Council Tax Band: Included in rent (Ipswich Council)

Deposit: £500

Holding Deposit: £150

Garden details: Private Garden, Rear Garden

- **Double Glazing**
- **Fireplace**
- **Garden**
- **High Ceilings**
- **Period Features**
- **Wooden Floors**

Entrance hall

Radiator on right hand side.

Lounge

Active wood burner & bay window.

Dining

Fireplace inset.

Breakfast room

Window to left side of property

**Kitchen/diner**

13'8 kitchen/diner.

Bedroom 1

Large Master Bedroom -

Bedroom 2

Double Room

Bedroom 3

Double Room

Bedroom 4

Double Room

Bathroom

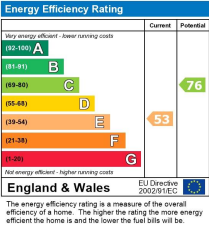
Shower & Toilet

Front Garden

Low maintenance garden with stones.

Garden

Large rear garden.



Viewing by appointment only
Power Property Management
7 The Square, Martlesham Heath, Ipswich, Suffolk IP5 3SL
Tel: 01473 598892 Email: info@powerproperty.co.uk Website: powerproperty.co.uk/

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.