



Ipswich | Suffolk

Past and Present...

A beautiful Victorian three bedroom home, combining generous proportions and original character with a thoughtfully updated interior. Positioned close to the heart of Ipswich, the property has the added advantages of off-road parking, a private walled garden and excellent access to the railway station and town centre.

The house is believed to date from the Victorian era and retains plenty of the details that give homes of this period their personality. Painted floorboards run through much of the accommodation, complemented by feature fireplaces, a lovely bay window and an impressive entrance hall with decorative glazing and an attractive staircase.

The entrance hall immediately sets the tone, with painted wooden floorboards and useful built-in storage. A ground-floor cloakroom is conveniently positioned off the hall. The rear of the house has been cleverly opened and adapted to create a particularly sociable sequence of spaces. The kitchen designed and completed by Ipswich-based Wood Worx Carpentry & Kitchens, features a range of soft-close cabinetry beneath solid oak work surfaces, together with a ceramic sink and space for a freestanding Rangemaster. Exposed brickwork and structural steels add interest and give the room a more contemporary, individual feel, while a side door provides direct access to the garden.

Alongside is the dining room, also fitted by Wood Worx, where bespoke cabinetry and oak work surfaces provide excellent additional storage and a useful integrated electrical station. There is an integrated fridge/freezer, floor-to-ceiling cupboards and a log-burning stove, making this a very versatile everyday living space. Bi-folding doors lead from here into the garden room, creating a natural connection between the house and garden. With aluminium double glazing, a glazed roof, distinctive mosaic tiled floor and double doors opening outside, it is a lovely spot from which to enjoy the garden. A radiator allows the room to be used comfortably throughout the year.





Full Of Character...

To the front of the house is a generous sitting room, a wonderfully proportioned reception space with a broad bay window drawing in plenty of natural light. Painted floorboards and an open fireplace provide a simple backdrop with plenty of period character.





Elegant Spaces...

Upstairs, the landing provides access to the loft, which has a fitted ladder, insulation and partial boarding, while a substantial walk-in cupboard houses the boiler and fitted shelving.

There are three double bedrooms, all with painted wooden floorboards and feature fireplaces. The principal bedroom is particularly generous and enjoys a bay window to the front, while another bedroom incorporates useful built-in storage.

The first floor is unusually well served by both a family bathroom and separate shower room. The bathroom combines traditional and contemporary touches, with a freestanding roll-top style bath, separate double shower enclosure, WC, wash basin with demisting mirror and heated towel rail. The separate shower room has a large walk-in shower with recessed shelving, wash basin and tiled floor.



A pretty walled garden offering an attractive and private outdoor space...



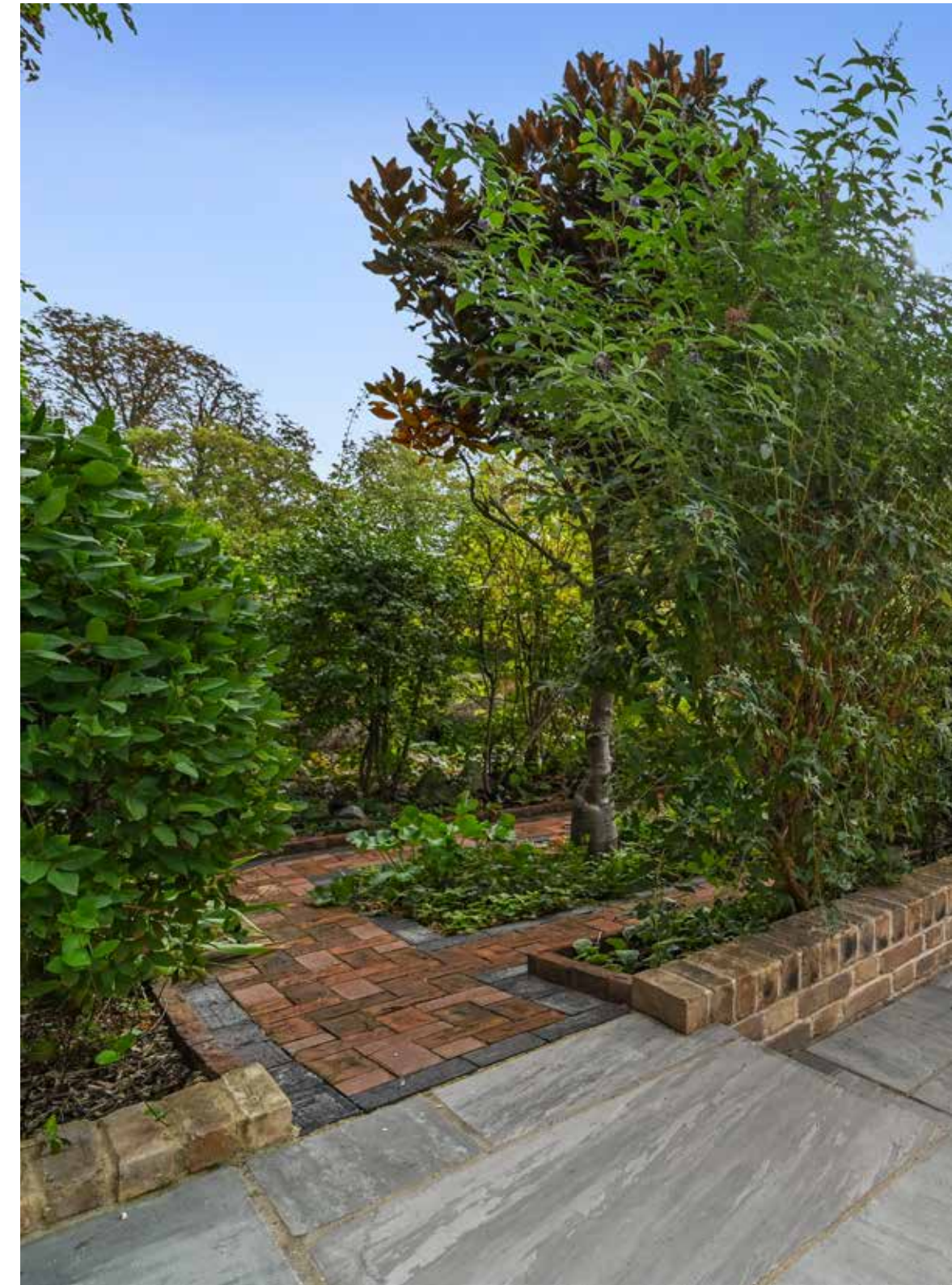
Location...

Outside, the rear garden is predominantly walled and enjoys a good degree of privacy, providing a particularly appealing backdrop to the house. It has been thoughtfully planted with an interesting variety of established trees and shrubs, including eucalyptus and olive, with paved areas providing space for seating and outdoor dining. To the front, a private driveway provides off-road parking for one vehicle, with permit parking also available on the road. The property is particularly well placed for enjoying both Ipswich and the wider Suffolk area, combining an established residential setting with excellent access to the town centre.

Ipswich itself has a rich architectural and maritime heritage, with an increasingly varied mix of independent shops, cafés, restaurants and cultural venues. The Waterfront, centred around the marina and historic dock, provides a contrasting waterside setting within the town, while the property is also just a stone's throw from Portman Road, home of Ipswich Town Football Club.

For those who enjoy open space, Ipswich is exceptionally well provided for, with more than 500 hectares of parks, green spaces and wildlife habitats across the town. Ipswich Christchurch Park, set within 33 hectares in the heart of Ipswich, offers mature parkland, an arboretum, ponds, tennis courts and Christchurch Mansion, while Chantry Park provides a further 124 acres of parkland and wildlife areas to the west of town. Ipswich The historic Holywells Park, close to the Waterfront, extends to around 28 hectares and includes beautiful established trees, ponds, a walled garden and walking trails. Beyond the town, Ipswich provides an excellent base from which to explore the wider Suffolk countryside and the Suffolk Coast, with the popular market town of Woodbridge, the River Deben and the villages and countryside of the Shotley Peninsula all accessible by road.

For commuters, Ipswich railway station is approximately one mile away, with direct services to London Liverpool Street taking around an hour. The location also provides convenient road access via the A12 and A14, connecting with Colchester, Bury St Edmunds, Cambridge and the wider region.





Key Information

LOCAL SCHOOLS:

- St Matthew's Church of England Primary School, stones throw from the property, Rated Good
- St Margaret's Church of England Primary School, 0.50 Miles, Rated Good
- Handford Hall Primary School, 0.80 Miles, Rated Good
- Stoke High School, 1.6 Miles, Rated Good
- Ipswich School (Independent) 0.40 Miles, (school for both boys and girls, accepting pupils aged from 3 months to 18 years (spanning nursery/pre-prep up to the sixth form))
- St Josephs (Independent) 1.9 Miles, boys and girls, age 2 to 19 years (incorporating a nursery, prep school, senior school, and sixth form)

LOCAL AUTHORITY:

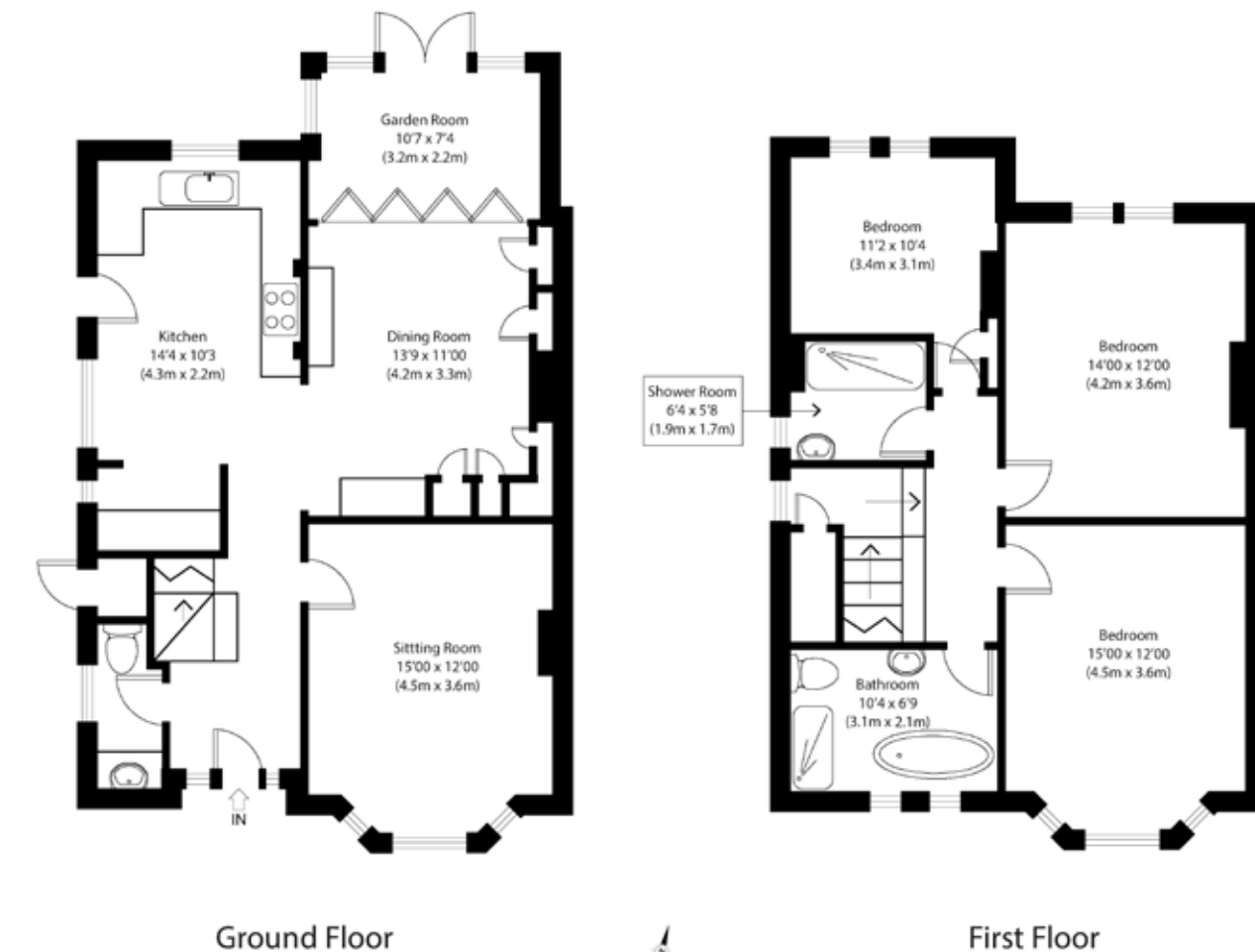
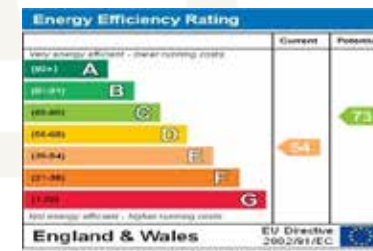
Ipswich Borough Council
Council Tax Band D

TENURE:

Freehold

SERVICES:

Heating Type	Gas
Electricity	Mains
Water	Mains
Sewerage	Mains



Approximate Gross Internal Area
1440 sq ft (134 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property as a respect of monetary value.
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Regional Office: Lark House, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX

T +44(0)3333 606606 E info@thelarkpartnership.co.uk