



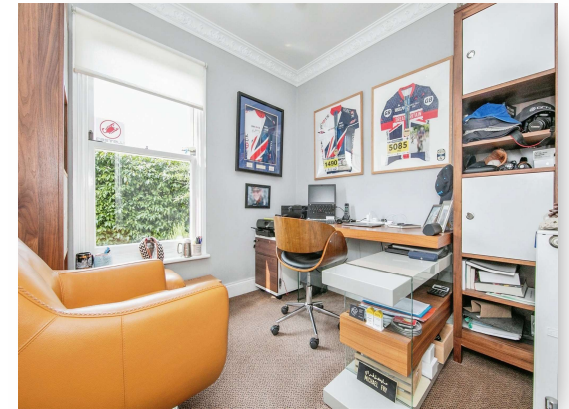
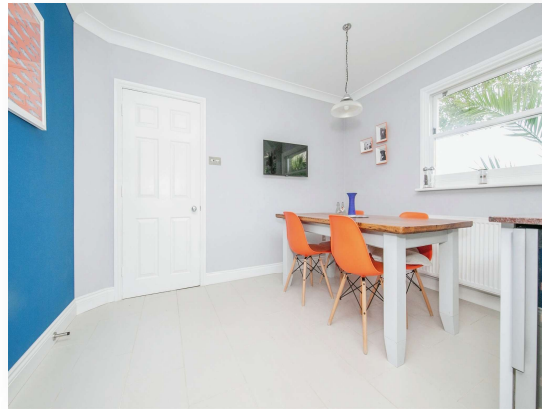
**Graham Road, Ipswich IP1 3QE**



**welcome to**

**Graham Road, Ipswich**

**\*\*5/6 BEDROOMS \*\*THREE FLOORS \*\*SUBSTANTIAL DETACHED FAMILY HOME \*\*THREE STOREY TURRET AND BELVEDERE WITH EXTENSIVE VIEWS\*\*GARDEN ROOM/SNUG \*\*STUDY \*\*DINING ROOM \*\*CLOAKROOM \*\*UTILITY ROOM \*\*TWO EN-SUITES AND FAMILY BATHROOM\*\*  
\*\*DRESSING ROOM \*\* CLOSE TO CHRISTCHURCH PARK \*\*DETACHED ANNEX/GYM**



## Entrance Door Into –

### Hallway

The spacious reception hall has oak flooring, stairs rise to the first floor with understairs storage cupboard, cloaks cupboard and doors off.

### Cloakroom

Double glazed window to front, basin and WC.

### Study

8' 8" x 7' 7" ( 2.64m x 2.31m )

Ideal for home working, the purpose-built study has double glazed window to side overlooking the garden.

### Living Room

16' 2" narrowing to 16' 2" x 17' 8" ( 4.93m narrowing to 4.93m x 5.38m )

Three double glazed windows to rear aspect, tiled inlay period style gas fire, complementary period style dresser and storage unit and twin glazed doors to the garden room.

### Dining Room

14' 7" x 9' 2" ( 4.45m x 2.79m )

Double glazed windows to the side and rear, oak flooring, twin doors to the garden room.

### Garden Room

12' 7" x 14' 1" Max ( 3.84m x 4.29m Max )

Forming the bottom section of the three-storey turret, this striking space gives wonderful garden views and has three sets of French doors leading to the rear garden. This room equally would make a splendid snug.

### Kitchen/Breakfast Room

18' 4" x 14' 9" ( 5.59m x 4.50m )

(L-shaped) Double glazed windows to two aspects, an extensive range of floor and wall units with granite work surface over with matching upstands and display cabinets. There are two inset stainless-steel sinks and space for an American style fridge/freezer. Also included is range-style cooker

with brushed steel splash back, an extractor hood, integrated dishwasher and tiled flooring.

### Utility Room

11' 1" x 6' 4" ( 3.38m x 1.93m )

Double glazed window and door to the side, floor and wall units with co-ordinated roll top work surfaces, stainless steel sink unit, tiling to splashbacks, larder cupboard, boiler, double full-length pantry and space for washing machine.

### First Floor Landing

Stairs to the second floor, which have a light tunnel above and cupboard below, double cupboard and doors off.

### Principal Bedroom

18' 5" x 16' 1" ( 5.61m x 4.90m )

Principal bedroom suite comprising of bedroom, dressing room and en-suite. Three double glazed windows to the rear including a central arch window and shutters, twin doors to dressing room.

### Dressing Room

Irregular Shaped Room 12' 6" x 12' 5" ( 3.81m x 3.78m )

Which uses the charm of the first floor of the turret, with double glazed windows to the side and rear and a range of built-in wardrobes, cupboards and drawers.

### En-Suite

14' 6" x 8' ( 4.42m x 2.44m )

With double glazed window to the side, walk-in shower, double-ended bath, basin, WC and feature tiling.

### Bedroom Two

9' 6" extending to 11' 4" Into Recess x 15' Into Wardrobe ( 2.90m extending to 3.45m Into Recess x 4.57m Into Wardrobe )

Window to the front, double built in wardrobe.

### En-Suite

En-suite with shower, basin, low level WC. Fully tiled

### Bedroom Four

10' 5" extending to 14' 5" into door recess x 12' 6" ( 3.17m extending to 4.39m into door recess x 3.81m )  
Double glazed windows to side aspect.

### Bedroom Three

18' 4" x 7' 5" ( 5.59m x 2.26m )

Double glazed windows to front and side aspects.

### Bathroom

8' 2" x 6' 4" ( 2.49m x 1.93m )

Double glazed window to the front, bath with shower over, basin, WC, fully tiled.

### Second Floor Landing

With door to walk-in loft area, with depth of 18'4 in the main area. Door to bedroom/study/belvedere,

### Bedroom/Study/Belvedere

Irregular Shaped Room 11' 7" x 11' 6" ( 3.53m x 3.51m )

This Belvedere is the top floor of the turret, has double glazed windows to the side and rear with shutters. It is a versatile space with stunning far-reaching views across Ipswich and beyond.

### Detached Garage/Annexe

The garage has up/over door. It has power and light connected.

### Annexe

Entering on the ground floor, there is a sitting room with kitchenette area, stairs to the first floor which has a bedroom and en-suite. The annexe would be ideal for use as an office. Currently the first floor is being used as an effective home gym, with the en-suite shower room serving as a perfect addition to the gym area.

### Outside

The property occupies a well-proportioned corner plot, the front of which is predominantly laid to block paving providing parking for many vehicles and is enclosed by walling and fencing.

### Rear Garden



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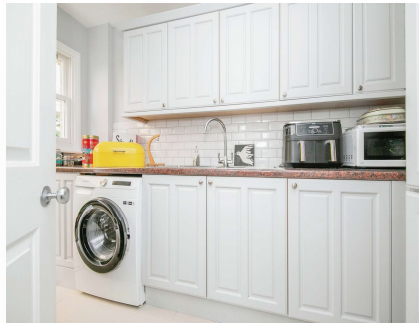
## **Graham Road, Ipswich**

- Stunning Family Home
- Three Reception Rooms
- Study
- Kitchen/Breakfast room and separate Dining Room
- Five Bedrooms

Tenure: Freehold EPC Rating: C

guide price

**£980,000**



Please note the marker reflects the  
postcode not the actual property

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