



EH

EXQUISITE
HOME

A SUNNY DISPOSITION

Ipswich, Suffolk's county town, is a town full of living history, including the Willis Building, one of England's youngest Grade I listed construction. The Regent Theatre has a packed programme of events all year round, the renovated Waterfront is lined with chic bars and restaurants, there are a large number of beautiful open green spaces and plenty of leisure and culture activities. Ipswich is well connected to the rest of Suffolk and the ideal place to live for those who have to commute to work. Regular fast trains operate to London Liverpool Street and the A12 runs south via Colchester and Chelmsford. There is a vibrant cultural scene, plenty of cafes, restaurants and pubs. There are a wide variety of state and private schools and the renovated waterfront and marina is a popular destination for tourists and locals alike. Beautiful Woodbridge with its Tide Mill and river walks is only a fifteen minute drive away and the lovely expanse of Rushmere Common with its golf club is nearby. The Heritage Coast is an easy drive north on the A12.





To the east of Ipswich is the former St Clements Hospital. A splendid example of mid-Victorian architecture, it has its own golf club and on the edge of its smooth greens and wooded copses is an extremely high quality executive development, constructed in 2018. This handsome double fronted detached house sits at the end of a cul de sac and is on the very edge of the golf course. In spite of the fact that the main road is only two hundred yards away, this is a peaceful, tranquil spot with no noise. The present owners, who bought their house from new, were attracted to the prospect of living in a rural-style location while having all of Ipswich's many amenities on their doorstep. Ipswich School is within a seven minute bus ride with the bus stop nearby. Town is accessible by foot or car and there are a number of nurseries, preschools, primaries and secondary schools in the town, making it ideal for families. Since moving in, they have redecorated throughout, built a heated veranda and landscaped and planted up the garden. To the front is a grassed area and a fenced front garden ideal for container gardening. The front door leads into the spacious and light filled foyer with useful storage tucked away in the understairs cupboard. To the left is the office with natural light flooding through the bay window. Next door is the useful cloakroom/utility with plumbing for a washing machine.

The versatile rooms in this lovely family home are exceptionally generous in size and there is a wonderful flow throughout. To the right of the foyer is the sitting room with natural light pouring through the bay window. Currently used as a music room, this space would work equally well as a snug, playroom or extra home office. Leading off the foyer to the left at the rear is the enormous living room with its bifold doors opening on to the patio. The owners use this as their main chill out family space, bringing the outside in on warm days. With a feature wall in striking wallpaper, generous proportions and lovely views out over the garden, this is a flexible and welcoming space. Over the time they have lived here, the owners have enjoyed many happy family Christmases, New Year celebrations and parties, with up to twenty four people being around the table on Christmas Day, thanks to the spacious and flexible interior of this remarkable house. Next door is the sleek, contemporary kitchen/dining room, with feature wallpaper in figured teal. With high gloss white cabinets, integrated dishwasher, double electric oven and fridge freezer, gas hob and extractor hood plus bifold doors opening on to the heated veranda, this is a relaxed family space for cooking, eating, enjoying each other's company. The veranda extends the house out into the garden and allows the owners to make the very most of summertime. Even on colder days, due to the glass roof and heating, it is a delightful place to sit and enjoy a coffee with friends or a glass of wine at the end of the day.



A Stunning Contemporary Space



“The property been designed with an eye to space, light and versatility...”



The staircase rises to the generous landing where there is enough room for furniture and bookcases if desired. The principal bedroom benefits from fitted wardrobes and a sleek and elegant en suite shower room. The second bedroom, an ideal guest suite, also has a contemporary en suite shower room. There are three further double bedrooms and a smart four piece family bathroom with a bath with shower over and walk in shower. With five good sized bedrooms, two with en suite and a large family bathroom, this storey is versatile, with generous accommodation for any family configuration.

LOCATION

The owners have worked hard in the garden, transforming it with thoughtfully planted areas with semi mature trees, bushes, shrubs and perennials. Interest has been added with a pergola, two summer houses, raised strawberry beds, an arbour and the veranda. They have planted a silver birch, weeping cherry, green and black bamboo for screening, flowering cherry and a solanum with pretty foliage in the summer. Ideal for entertaining, there is a secluded patio area and hot tub. There is also a useful tool shed and the large garage has power and light and has been boarded out.

With off street parking, a charming garden and a large and flexible interior, this handsome family house in a peaceful town location has everything anyone could want in a home.



TOTAL: 206 m2
FLOOR 1: 104 m2, FLOOR 2: 102 m2
EXCLUDED AREAS: GARAGE: 29 m2, VERANDA: 15 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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