



PERFECTLY PLACED

Beautifully presented four-bedroom detached home with a stylish garage conversion in a sought-after Ipswich location. Features include a spacious lounge with fireplace and garden access, a generous kitchen/diner, principal bedroom with en-suite, versatile additional bedrooms, and excellent storage. The private, well maintained garden wraps around the side of the property with powered shed, driveway, parking for three cars and walking distance to local shops, pub, sports centre, and bus routes. Just three miles to Ipswich Station with direct trains to London in around 70 minutes.





Built around 2015 and thoughtfully updated in recent years, this beautifully presented four-bedroom detached home combines generous living space with modern comfort and convenience. Offering over 1,170 sq. ft. in the main house plus a garage conversion, it's perfect for families or anyone wanting flexible accommodation. Add in the wrap-around garden, parking for three cars, and a sought-after location within easy reach of town and countryside and you have a home that's ready to move straight into and enjoy.

Step inside to a bright and inviting entrance hall with warm wooden flooring. A handy cloakroom with WC and sink sits just off the hall, ideal for guests. To the left, the spacious lounge is a cosy retreat, complete with a feature gas fireplace for winter evenings and French doors opening onto the garden for summer living. At the heart of the home is the kitchen/dining room, a sociable space where family and friends can gather. With a built-in oven, plenty of room for a fridge-freezer and dishwasher and a generous dining area, it's designed for both everyday meals and special occasions.

In 2023, the garage was cleverly converted to create a versatile den/home office, with laminate flooring and access to a fully boarded loft via a fitted ladder. Perfect for hobbies, home working, or for guests. A practical utility room keeps laundry tucked away, and a second cloakroom with heated towel rail completes this side of the home.

Upstairs, the landing is light and airy offering not only access to an insulated loft space but also useful storage. The principal bedroom is a true sanctuary, with fitted mirror-fronted wardrobes, a storage cupboard, and an en-suite shower room. Bedroom two is another generous double with its own wardrobes and over-stairs storage, while bedroom three and bedroom four offer flexibility for family, guests, or a dedicated study. The family bathroom is finished with a bath and shower over, WC, and sink.





"The property been thoughtfully designed with an eye to space, light and versatility..."



LOCATION

The well-maintained garden features a neat lawned area with well stocked borders and enjoys excellent privacy as it's not directly overlooked. There's a patio for dining, plenty of space for a children's play area, and even some vegetable beds if you fancy growing your own. The shed, fitted with power and light, offers useful storage or workshop potential. At the front, a shingle area with a tree adds to the kerb appeal, while the driveway provides parking for up to three cars in tandem.

Sitting in a sought-after residential area of Ipswich, with everyday essentials and leisure facilities close by. Within walking distance you'll find the welcoming Royal George Pub, Northgate Sports Centre, Gretna Gardens Allotments, and a Co-op convenience store. Frequent bus services connect you easily to the town centre, while Ipswich Train Station, just three miles away, offers regular services to London Liverpool Street in around 70 minutes, making commuting straightforward.

Nature lovers will appreciate being close to Christchurch Park, a beautiful green space for picnics and walks, and the scenic Suffolk countryside is only a short drive away. With local schools, shops, and recreational spaces all nearby, this is a home that balances peaceful residential living with excellent access to town and beyond.



KEY INFORMATION

LOCAL SCHOOLS:

- Rushmere Hall Primary School, 0.50 Mile, Rated Good
- Sidegate Primary School, 0.50 Miles, Rated Good
- Northgate High School, 0.20 Miles, Rated Good

LOCAL AUTHORITY:

Ipswich Borough Council
Council Tax Band E

TENURE:

Freehold

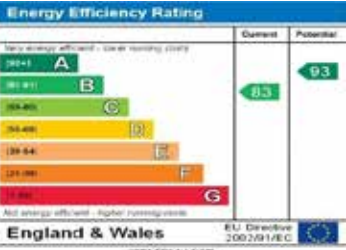
SERVICES:

Heating Types: Gas
Electricity: Mains
Water: Mains
Drainage: Mains
Internet Speed: 114 Mbps Download 29 Mbps Upload
Current provider: Sky

Approximate Gross Internal Area
Main House = 109 Sq M/1173 Sq Ft
Outbuildings = 21 Sq M/226 Sq Ft
Total = 130 Sq M/1399 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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