



Jackson & Co



Graham Road

Ipswich,

Offers in excess of £700,000

Jackson & Co Ipswich are extremely proud to present this exceptional and enchanting family home, a distinctive detached property from the 1920s, radiating elegance and timeless charm. Nestled in a highly sought-after location, in close proximity to the Town Centre and the picturesque Christchurch Park this house is truly extraordinary



Full Description

LOCATION

Graham Road lies on the northern side of Ipswich, a short walk from Christchurch Park with its 85 acres of parkland and beyond is the town centre which has an excellent range of shopping facilities, coffee houses and bars. Further south is the thriving waterfront with an abundance of night life and superb restaurants. For the commuter Ipswich Mainline station and the A12/14 are within easy reach as are Ipswich School and popular primary schools.

DESCRIPTION

Impeccably modernised and meticulously maintained, this home offers a perfect blend of character and contemporary living. Upon entering, you will be greeted by three inviting reception rooms, providing ample space for relaxation and entertainment. The heart of the home lies in the beautiful farmhouse-style fitted kitchen, a haven for culinary enthusiasts.

Convenience meets style with a practical cloaks/utility room, ensuring all your day-to-day needs are met seamlessly. Upstairs, you will find four well-appointed bedrooms, each exuding their own unique charm. Two elegantly designed

bathrooms complete the upper level, offering both privacy and comfort for the entire family.

Ensuring no compromises are made, the property features parking space for up to four vehicles, accompanied by a convenient garage. The true essence of tranquillity can be experienced in the magnificent rear gardens, spanning over a quarter-acre of stunning landscape. Surrounded by lush greenery, this oasis is an idyllic retreat, offering a sense of peace and privacy.

In summary, this remarkable family home showcases a harmonious blend of period charm and modern luxury. With generous proportions and an abundance of character, this property offers an unrivalled opportunity to create treasured memories for years to come.

MEASUREMENTS:

Entrance Hallway/Vestibule - 2.67m x 2.06m

Inner Hall - with built-in walk in cupboard, stairs to 1st floor

Sitting Room - 3.23m x 5.03m

Dining Room - 4.27m x 4.01m

Living Room - 3.96m x 3.51m

Cloakroom/Utility - Plumbing for washing machine, built-in cupboards, radiator, hand-basin with cupboard below, low-level W.C. and gas boiler

Farmhouse Style Kitchen/Breakfast Room - 4.57m x 6.71m

On The First Floor -

Landing - with access to loft

Bedroom 1 - 3.96m x 3.96m

En-suite Bathroom with bath having shower attachment, tiled surround, low-level W.C. hand-basin with cupboard under, tiled floor, tiled walls, radiator

Bedroom 2 - 3.35m x 3.96m

Bedroom 3 - 3.35m x 3.05m

Bedroom 4 - 2.84m x 2.24m

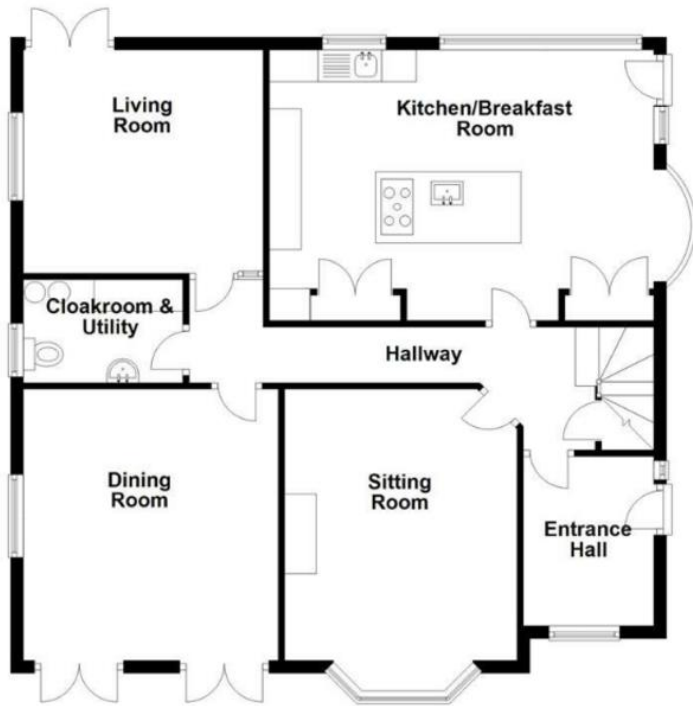
Family Bathroom - suite comprising tiled bath, low-level W.C. hand-basin with cupboard under, tiled floor, tiled shower cubicle and airing cupboard.





Ground Floor

Approx. 94.4 sq. metres (1016.5 sq. feet)



First Floor

Approx. 74.2 sq. metres (798.7 sq. feet)



Total area: approx. 168.6 sq. metres (1815.2 sq. feet)



Jackson & Co
43 Basepoint
70-72 The Havens
Ransomes Euro Park
IP3 9BF

www.jackson-ps.co.uk
contact@jackson-ps.co.uk
01473 722981

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements