



37 ALPE STREET

Ipswich

|

Suffolk



Chapman Stickels

# 37 ALPE STREET IPSWICH IP1 3NZ

A WELL PRESENTED SEMI-DETACHED HOUSE IN A SOUGHT AFTER  
LOCATION CLOSE TO CHRISTCHURCH PARK

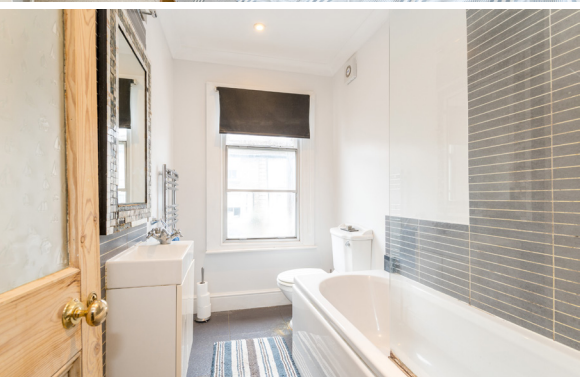
Colchester – 18 miles

Bury St Edmunds – 27 miles

Cambridge – 54 miles

- Entrance hall • Two reception rooms • Kitchen / breakfast room •
- Ground floor wet room • Three bedrooms • Family bathroom • Garden •
- Four bay outbuilding •





## The Property

A well presented three-bedroom Victorian house in the ever sought after Alpe Street, Ipswich.

This attractive Victorian home is approached via a path running through the front landscaped garden. From the entrance hall, the ground floor accommodation offers a sitting room with attractive bay window, stripped pine floors and door, and a gas fire (not currently in use). The dining room is a versatile room and boasts further original period features with stripped pine flooring and door. To the rear of the house, a later extension provides a well-equipped modern kitchen / breakfast room with integrated appliances such as a gas hob with electric double oven, fridge / freezer, dishwasher and butler sink with solid wood worktops to include a breakfast bar.

A further benefit to the downstairs accommodation is a useful, fully tiled wet room.

On the first floor, a landing area leads to three good sized bedrooms with bedroom two benefiting from a built-in wardrobe, and a family bathroom. The landing area also provides access to the loft space and airing cupboard housing a recently installed gas combi boiler.

Outside, the south facing rear garden is fully enclosed, with a sun deck providing a perfect area to socialise in the warmer months with a quadruple bay outbuilding with electricity connected and offers potential to convert into a home office or studio.

## Location

Ipswich is home to the thriving Waterfront, with a wide range of restaurants, cafes, and bars. The town offers various amenities including Junior and Senior schools, Ipswich Hospital, theatres, museums, and the popular Christchurch Mansion and park. For the commuter, Ipswich offers a mainline railway station within walking distance, with a frequent service to London Liverpool Street and provides easy access to the A12 and A14.

## Services

We understand all mains service are connected.

## Local Authority and Council Tax Band

Ipswich Council  
Band C

## EPC Rating

Current D(63). Potential B(83).

## 37 Alpe Street, Ipswich, IP1 3NZ

Approximate Floor Area

Main House - 1044 sq. ft / 97.00 sq. m

Outbuilding - 128 sq. ft / 11.92 sq. m

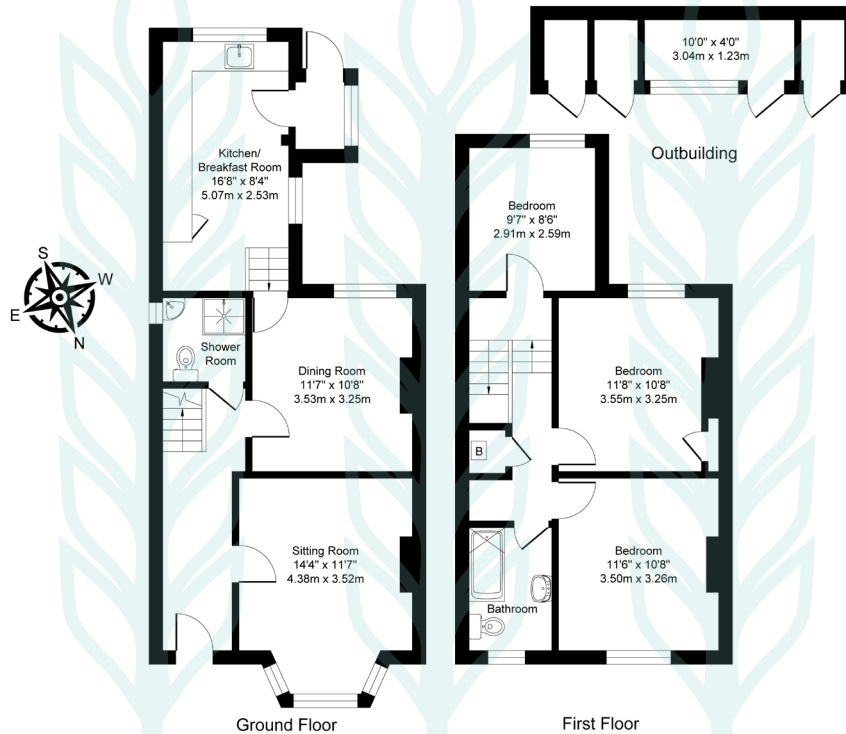


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