



**Connells**

Gippeswyk Avenue  
Ipswich



## Property Description

A spacious family home, offering views of Gippeswyk Park to the front and with a secluded garden to the rear. The property is set back from the road, with off road parking for multiple vehicles to the front and side access leading to enclosed garden. The property boasts over 2000 square feet of internal living accommodation, with many of its original features retained including fireplaces throughout and butler bell board in the kitchen.

The property is set over four floors, the ground floor entrance hallway offers access to two large reception rooms, cellar, walk in pantry and large kitchen which comprises of solid oak units with granite worktops, individually designed by Orwells. To the rear of the property there is outbuildings providing storage, and a spacious rear garden, which is tiered, with large patio area followed by lawn and an array of mature shrubs, and trees that provide apples, pears and plums. The first and second floor provide five double bedrooms, which could be used as further reception areas, and family bathroom and separate wc, as well as a cot room/office that provides views of the park.

The property is conveniently located close to a number of amenities, including Ipswich Station, that provides mainline railway links to London, ideal for the commuter. Nearby Ipswich Marina provides an array of restaurants and bars, as well as the town centre which offers shopping facilities. The property is situated within a walk of both public and state schools.

## Entrance Hall

Entrance door into entrance hall with stairs to first and second floors, door and stairs leading to cellar and further doors giving access to:

## Storage Pantry

7' 1" x 6' 10" ( 2.16m x 2.08m )  
Window to side

## Lounge

15' 2" into bay x 13' ( 4.62m into bay x 3.96m )  
Sash windows to front, radiator, picture rail, original decorative rose ceiling and feature fire and surround.

## Dining Room

13' x 11' 10" ( 3.96m x 3.61m )  
Feature fireplace, french doors to rear and radiator.

## Kitchen

14' 2" x 11' ( 4.32m x 3.35m )  
Sash windows to side and rear, the kitchen comprises of a selection of wall and base level units, solid oak kitchen cabinets, under floor heating, twin stainless steel sink into the granite work tops, integrated wall appliances include fridge and dishwasher, double neff oven, neff gas hob and extractor over, pull out pantry and spotlighting to ceiling.

## Utility Room

Door to sheltered area and outhouses, space and plumbing for washing machine, space for tumble dryer and further storage and side access to the garden.

## Landing

Doors giving access to:

## Bedroom One

15' 4" into bay x 11' 1" ( 4.67m into bay x 3.38m )

Sash windows to front, wall to wall built in wardrobes, radiator and feature fireplace.

## Bedroom Two

13' x 11' 10" ( 3.96m x 3.61m )

Sash window to rear, fitted cupboards, radiator and feature fireplace.

## Bedroom Three

10' 10" x 10' ( 3.30m x 3.05m )

Sash window to rear with feature fire place, fitted cupboards, and radiator.

## Bedroom Four

7' 9" x 5' 5" ( 2.36m x 1.65m )

Bedroom / Study with sash window to front, radiator and feature fire place.

## Cloakroom

Sash window to side, comprises of low level w/c and wash hand basin.

## Bathroom

Suite comprising corner bath with shower over, pedestal wash hand basin, low level wc, tiled walls, tiled flooring, heated towel rail and sash window to rear.

## Second Floor Accommodation

### Landing

Doors giving access to:

### Bedroom Five

13' x 13' max ( 3.96m x 3.96m max )

Double glazed window to rear, radiator and feature fireplace.

## Bedroom 6/family Room

18' 8" x 13' 1" ( 5.69m x 3.99m )

Sash and velux window to front, feature fireplace and radiator.

## Outside

To the front of the property there is block paving providing off road parking, with side access leading to the rear garden which is mainly laid to lawn, with a large patio area and is enclosed with a brick and panel fencing boundary.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: D**

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Tenure: Freehold



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