



**Park Road, Ipswich, IP1 3SX**

## welcome to

# Park Road, Ipswich

This stunning, 1930's property is set back off the road and is located on the prestigious Park Road. The property boasts four, large, double bedrooms, three large reception rooms, a beautiful, open plan kitchen, two cloakrooms, a bathroom, a shower room, solar panels, garage and off street parking.

### **Entrance Hall**

Wood effect flooring, one radiator, a panelled staircase with original balustrade, double glazed window to the side and an understairs storage cupboard, housing the storage battery for the solar panels.

### **Cloakroom/Boot Room**

Low level WC, wash hand basin, tiled flooring, two double glazed windows to the side and a coat store.

### **Living Room**

Two double glazed windows to the front, an additional bay window, carpet flooring, two radiators, wall hung lights and a fireplace with tiled detailing.

### **Dining Room**

Double glazed window to the side, French doors to the conservatory, carpet flooring, one radiator and a wall papered wall.

### **Conservatory**

Double glazed windows to the side and front, tiled flooring, French doors to the dining room, doors leading out to the garden and wall hung lights.

### **Study**

Double glazed window to the side, one radiator, original floor boards, wall hung lights and a wall papered wall. This is the perfect home study with ample space, it is situated adjacent to the kitchen, so could be knocked through to create a large, open plan kitchen (STPP).

### **Kitchen**

Stunning, open plan kitchen with a range of eye and base level units in high gloss cream with marble worktop surfaces, a central island with storage under and stools for seating, an inset one and a half bowl sink plus drainer and chrome mixer tap, an integrated double oven with induction hob and extractor hood, an integrated

fridge/freezer, a microwave store, a broom cupboard, a pantry, tiled flooring throughout, spot lights, one radiator, double glazed window to the rear and French doors to the garden.

### **Utility Room**

Power, light and double glazed windows to the rear. There is access to this room from outside the property.

### **First Floor Landing**

Carpet flooring, one radiator, double glazed window to the side, an airing cupboard and loft hatch.

### **Master Bedroom**

Large room with double glazed window to the front and side, original floor boards, two radiators, two fitted wardrobes and an additional built in wardrobe. This room has potential for additional storage space or study/snug area if required.

### **Bedroom Two**

Double glazed window to the front, carpet flooring, one radiator, a wall papered wall, a fitted wardrobe and vanity sink.

### **Bedroom Three**

Double glazed windows to the side and rear, carpet flooring, one radiator, a wall papered wall and a built in wardrobe.

### **Bedroom Four**

Double glazed window to the front, carpet flooring, one radiator, a fitted wardrobe, a vanity sink and a wall papered wall.

### **Bathroom**

Double glazed windows to the side and rear, tiled flooring, a bath with shower attachment and chrome mixer tap, a circular wash hand basin with a standalone chrome mixer tap and one radiator.

### **Shower Room**

Partially tiled walls in a white, textured tile, low level WC, pedestal wash hand basin, a corner shower with glass enclosure and tiled splashback, chrome heated towel rail and fitted cabinets.

### **Cloakroom**

Tiled flooring, low level WC and double glazed window to the side.

### **Outside:**

#### **Front Garden**

A mature front garden, which is relatively private, with a large, patio seating area, which wraps around the property, a side access gate, a wildlife garden to the front, fully enclosed borders, large grassed areas, multiple seating areas, hedging and flower beds.

### **Rear Garden**

A large patio seating area, directly off the kitchen, a side access gate, an outside tap and lights, flower beds and a brick shed.

### **Parking**

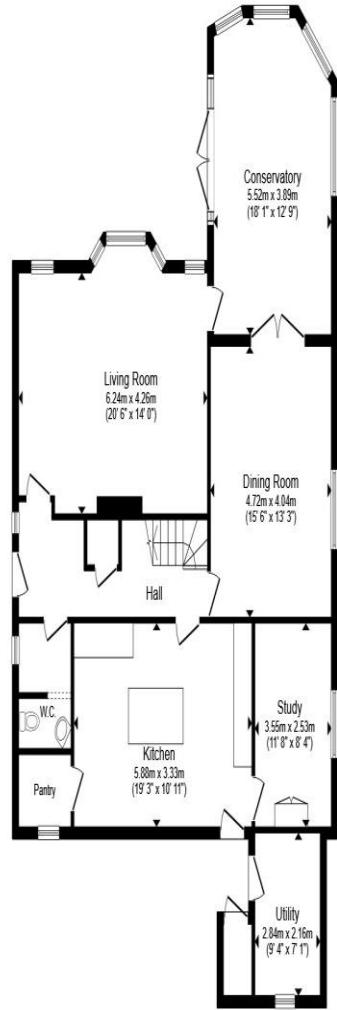
One parking space to the side of the garage and additional parking down the side of the drive.

### **Garage**

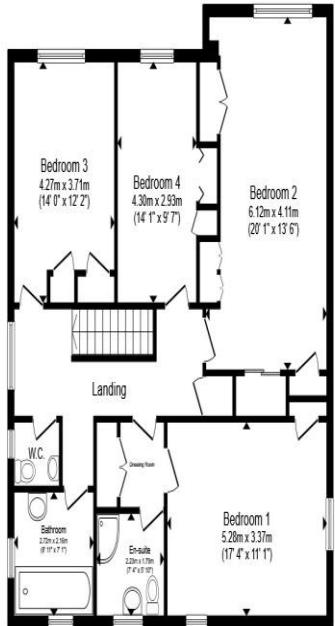
Power, light and an up and over door.

### **Solar Panels**

There are 10 solar panels on this property and a storage battery under the stairs.



Ground Floor



First Floor

Total floor area 227.5 m<sup>2</sup> (2,449 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to  
Park Road,  
Ipswich

- Stunning 1930's property, set back off the road
- Three large reception rooms & a study
- Ground & 1st floor cloakroom, 1st floor bathroom & shower room
- Four large, double bedrooms
- Garage & off street parking

Tenure: Freehold EPC Rating: D

Council Tax Band: F

**£775,000**



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