



20a Park Road
Ipswich | Suffolk | IP1 3SU

FINE & COUNTRY

Park-Side Victorian Elegance



A refined Victorian apartment set beside Christchurch Park, blending period elegance with modern comfort. Featuring high ceilings, character details and stylish interiors, this ground-floor home enjoys south-facing communal gardens and private parking — all just moments from Ipswich town centre and the waterfront.



KEY FEATURES

- Spacious driveway with a private parking space
- Backs onto Christchurch Park - 5 minute walk to town centre
- Total grounds extend to approximately 1 acre
- Period features including high ceilings and sash windows
- Decorative Cornice
- Beautifully landscaped communal garden
- Great transport links
- Highly regarded Schools

Positioned on one of Ipswich's most desirable residential roads, this elegant ground-floor apartment perfectly blends Victorian grandeur with modern-day comfort. Forming part of an imposing period residence that backs directly onto Christchurch Park, 20A Park Road offers a rare sense of tranquillity just moments from the town centre. Residents benefit from beautifully landscaped, south-facing communal gardens extending to around 0.6 acres, together with a sweeping in-and-out driveway and allocated parking.

Step Inside

Inside, the apartment celebrates the elegance of its heritage. High ceilings, ornate cornicing, ceiling roses and original sash windows flood the rooms with light and character, creating a timeless sense of space. The welcoming reception hall sets the tone, leading into a flexible living area with parquet flooring and bespoke cabinetry — ideal as a study, library or creative studio, depending on your lifestyle.







KEY FEATURES

At the heart of the home, the open-plan sitting room and contemporary kitchen form a stylish and social space for everyday living or entertaining. A breakfast island, quality appliances and leafy garden views bring a modern ease to the traditional charm. Both double bedrooms offer their own distinctive appeal — the principal with wooden shutters, dual aspects and a private WC, while the second enjoys direct access to the garden terrace. The sleek shower room, featuring underfloor heating and a generous walk-in shower, adds a touch of luxury.

Step Outside

Outside, the manicured communal gardens create a true extension of the living space, with sunlit lawns, mature borders and a paved terrace offering the perfect setting for summer gatherings or quiet relaxation.

Perfectly placed for a balanced lifestyle, Park Road sits on the northern side of Ipswich, directly adjoining the town's most beautiful green space, Christchurch Park — over 80 acres of landscaped grounds, ornamental ponds and tennis courts. The town centre is a short stroll away, with its blend of boutique shops, cafés, and restaurants, while the Waterfront offers a vibrant marina atmosphere and a growing culinary scene.

Ipswich School is a stones throw away - one of the leading independent schools in the region — as well as St Margaret's Primary and Northgate High School, both within easy reach. For commuters, Ipswich railway station offers regular direct services to London Liverpool Street in around an hour, while the A12 and A14 provide excellent road links to Colchester, Bury St Edmunds, and beyond.























INFORMATION



Directions:

From Ipswich town centre proceed northbound along Berners Street and at the T Junction with Anglesea Road turn right and proceed to the T Junction. Turn left on to Henley Road and take the next right hand turn on to Park Road. 20 will be found shortly on the right hand side.

What Three Words Location:

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...
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Services, District Council and Tenure

Gas Central Heating - Mains Electricity & Water
Mains Drainage

Broadband Available – Please check www.openreach.com/fibre-checker
Mobile Phone Reception - Please see www.ofcom.org.uk to check

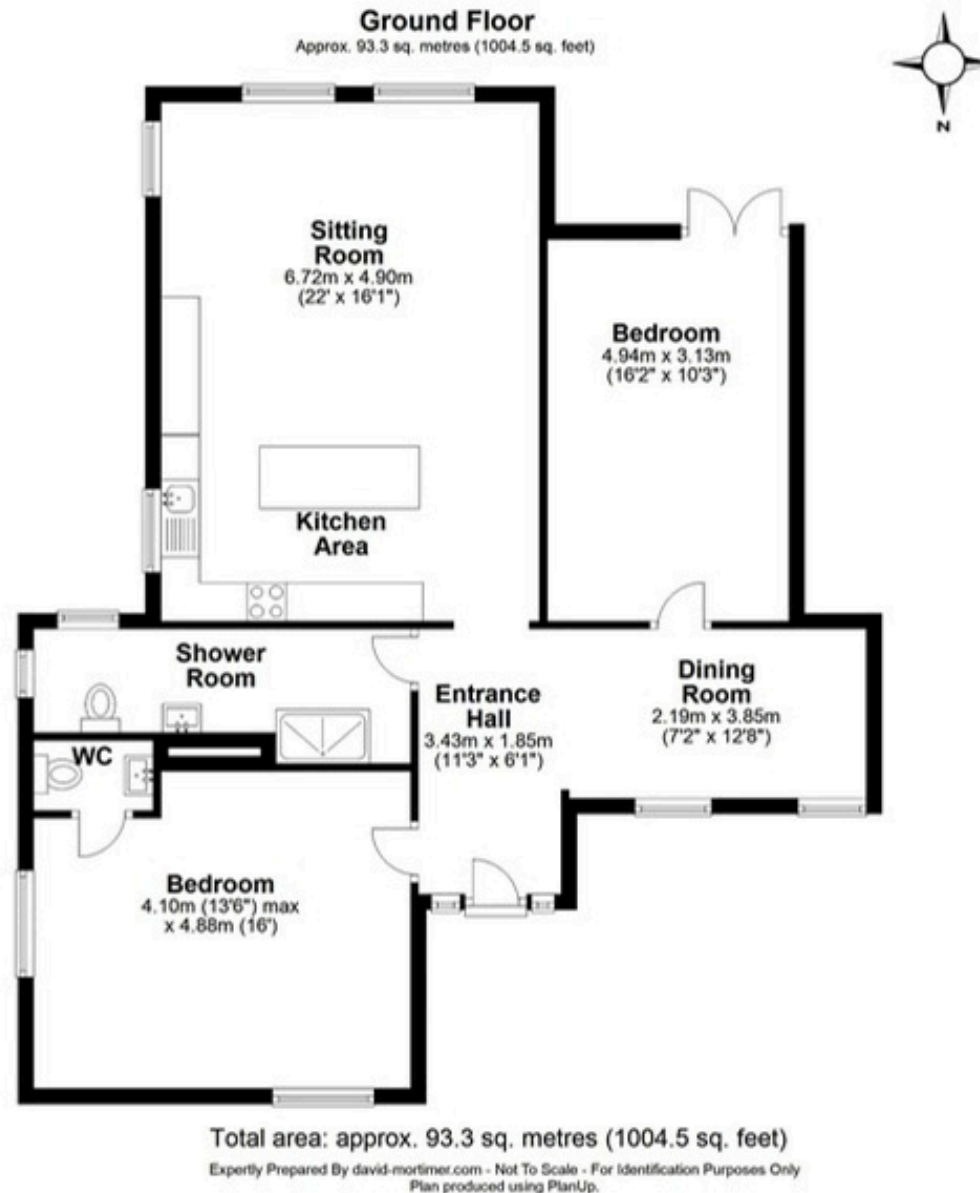
Ipswich Borough Council – Band B

Leasehold 889 years - Freehold shared ownership

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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