

*A beautifully presented four bedroom semi detached property with extensive gardens and parking conveniently situated in the centre of Ipswich.*



## RENT

£1,950 PCM

Ref: R2572

## Address

53 Fonnereou Road  
Ipswich  
Suffolk  
IP1 3JN



Entrance hallway, study, kitchen/breakfast room, utility room, sitting room and dining room. To the first floor are three spacious bedrooms, family bathroom and separate shower room. To the second floor is a further bedroom complete with dressing area and cloakroom. Private gravel driveway to the front of the property and established rear gardens with patio and large double shed for storage.  
**To let unfurnished on an Assured Periodic Tenancy**

## Contact Us



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And at The London Office  
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## Location

53 Fonnereou Road is a beautifully presented four bedroom semi-detached property, ideally situated close to the town of Ipswich offering good access to the train station together with A12 and A14 commuter trunk roads. It occupies a good size plot and benefits from a private and large driveway with front and rear gardens. The property is within walking distance of the local Primary and Secondary Schools.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.

## The Accommodation

### Ground Floor

Entering through a partially glazed door from the entrance porch into the

#### *Entrance Hall*

With skylight windows, double door cloak cupboard for storage. A further partially glazed door leads into the inner hallway with a door off to the

#### *Study* 7'4" x 11'3" (2.26m x 3.43m )

With ornate fireplace, a range of inset shelves and cupboards and further shelving to the walls. Window overlooking the driveway. Radiator.

Returning to the inner hall, a door leads off to the

#### *Cloakroom*

A spacious room with pedestal wash basin, low level flush WC, radiator and extractor fan.

A partially glazed door leads into the

#### *Kitchen/Breakfast Room* 14'4" x 17'3" (4.39m x 5.28m )

A well presented kitchen with a range of base and high level units with marble work surface inset with double sink and drainer, tiled splashback surround with mixer tap over. Integrated double electric oven, gas hob with extractor hood over. Tiled floor with inset spotlights. A fully glazed double door which leads out onto a raised decking with steps down to the garden.

Off the kitchen, there is a

#### *Utility/Pantry*

With plumbing for washing machine and high-level clothes dryer.

#### *Sitting Room* 13'4" x 18'3" (4.08m x 5.58m)

A spacious room with marbled fireplace and hearth (ornate only). Full length windows and french doors which are all fitted with shutters. The french doors lead out onto a raised veranda terrace. Radiator.



Across the hallway is the

*Dining Room* 15'10" x 13'11" (4.83m x 4.26m )

A further marble fireplace surround with inset ornate fireplace. Sah windows overlooking the front garden and driveway. Radiators.



From the entrance hall, a staircase rises to the

## **First Floor**

### *Landing*

A spacious area with built in cupboard for storage. Window to side aspect. Doors open to

### *Master Bedroom* 16'1" x 11'8" (4.91m x 3.56m )

A spacious and elegant principal bedroom featuring an ornate fireplace with fitted cupboards to either side, providing both shelving and hanging space. Additional double wardrobe with overhead storage cupboards. Two windows overlook the rear garden, filling the room with natural light. Radiator.



### *Bedroom Two* 15'10" x 14'2" (4.83m x 4.32m )

A further large double bedroom with ornate fireplace. Double door cupboards with hanging rails. Window overlooking the front driveway. Radiator.



### *Family Bathroom*

A spacious bathroom featuring a beautifully panelled bath with elegant tiling, a vanity sink with marble counter top and a low-level flush WC. Tiled on the floors and extending to halfway up to the walls. Radiator with heated towel rail over. Extractor fan.



### *Bedroom Three* 10'10" x 11'9" ( 3.31m x 3.59m)

With bay window overlooking the rear garden. Built in wardrobe which has hanging rail with shelving, drawers and further cupboard over. Fitted bedside cabinets with shelving.

### *Shower Room*

A circular glass-screen shower with tiled splashback surround, vanity sink with mirror above, and low-level flush WC. Features include inset spotlights, tiled flooring, a heated towel rail, and a window to the side aspect.



A further staircase rises to the second floor landing with window to the side aspect and a stained glass window. A door opens to

*Master Suite* 16'0" x 20'0" (4.90m x 6.10m)

A superb double bedroom full of character, featuring exposed beams throughout and an attractive brick arch creating a striking focal point above the bed area. The room benefits from a skylight window, a double-glazed door with a Juliet balcony (please note, the balcony is not accessible), and several useful storage areas with restricted head height.

Additional storage is provided by a built-in cupboard leading to a further storage space, together with another fitted cupboard. An archway opens into the eaves to reveal a dressing area complete with hanging rail, while a further door leads into an additional...

*En-suite Cloakroom*

With inset WC, wash hand basin, inset spotlights, small radiator and inset spotlight.



**Outside**

To the front of the property, a gravel driveway with an attractive brick border is framed by mature trees and shrubs, creating a welcoming approach.

The rear garden is accessible from both the sitting room and the kitchen and is arranged over two levels, with steps leading down to the lower section. Both areas are predominantly laid to lawn and are enhanced by a variety of mature trees and shrubs. At the foot of the garden, a gate provides convenient access to the rear road.

The upper section of the garden features a substantial shed, approximately the size of a double garage, together with additional lawned areas bordered by established shrubs and trees.



*Viewing* Strictly by appointment with the agent.

*Services* Mains electricity, gas fired central heating, water and drainage.

*Broadband* To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = D (56) (Copy available from the agents upon request).

*Council Tax* Band F; £3,565.25 payable per annum 2026/2027

*Local Authority* Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich IP1 2DE 01473 432000.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

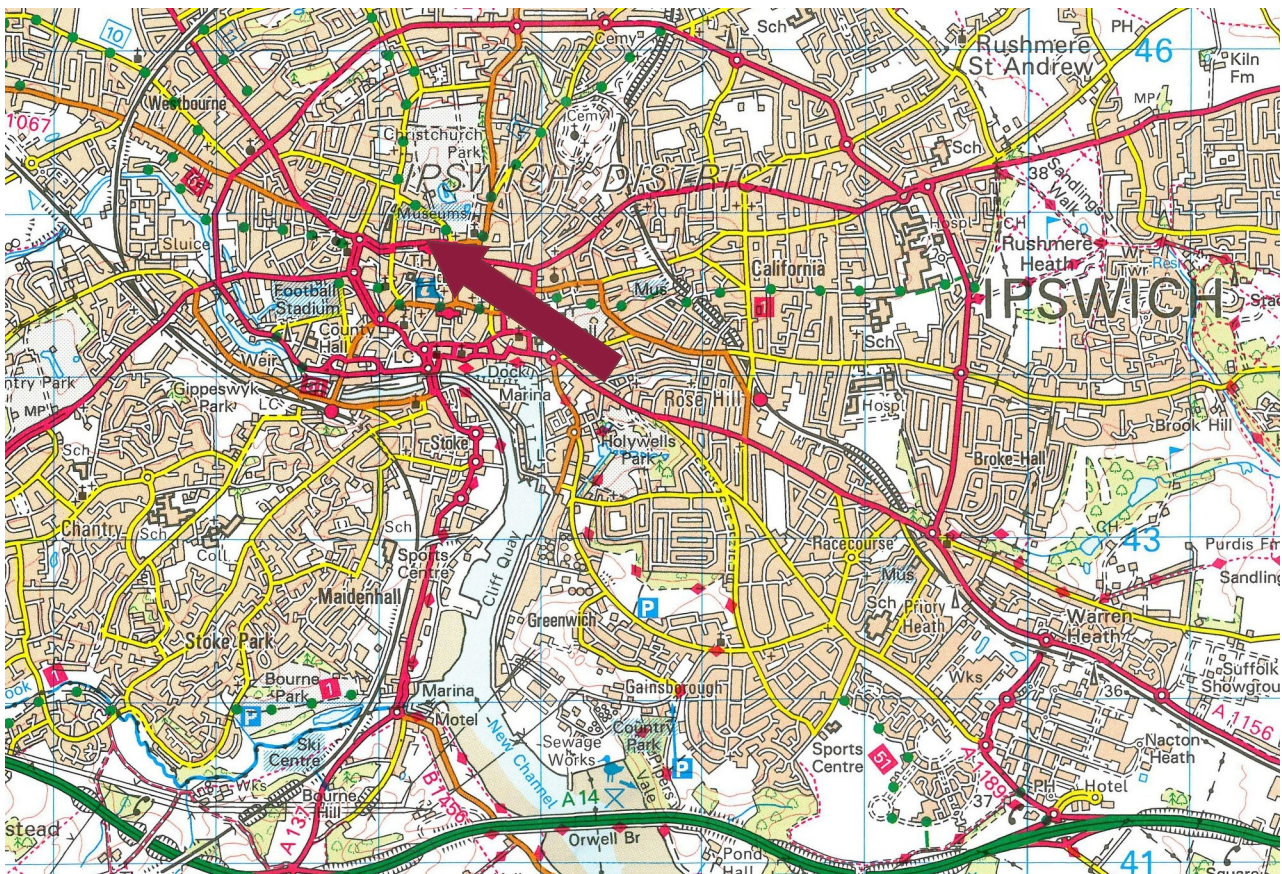
*May 2026*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

## Directions

From the A12 At the roundabout, take the 3rd exit onto Grundisburgh Road/B1079 , turn left, slight right. Continue onto Hall Farm Road, Boot Street, Continue onto Bealings Road. Turn left onto Grundisburgh Road, continue onto The Street, Continue onto Tuddenham Road. At the roundabout, take the 3rd exit onto Valley Road/A1214 At the roundabout, take the 1st exit onto Westerfield Road/B1077. Right into Park Road, left into Henley Road. Turn left onto Fonnereau Road where the property will be found on the right hand side.

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