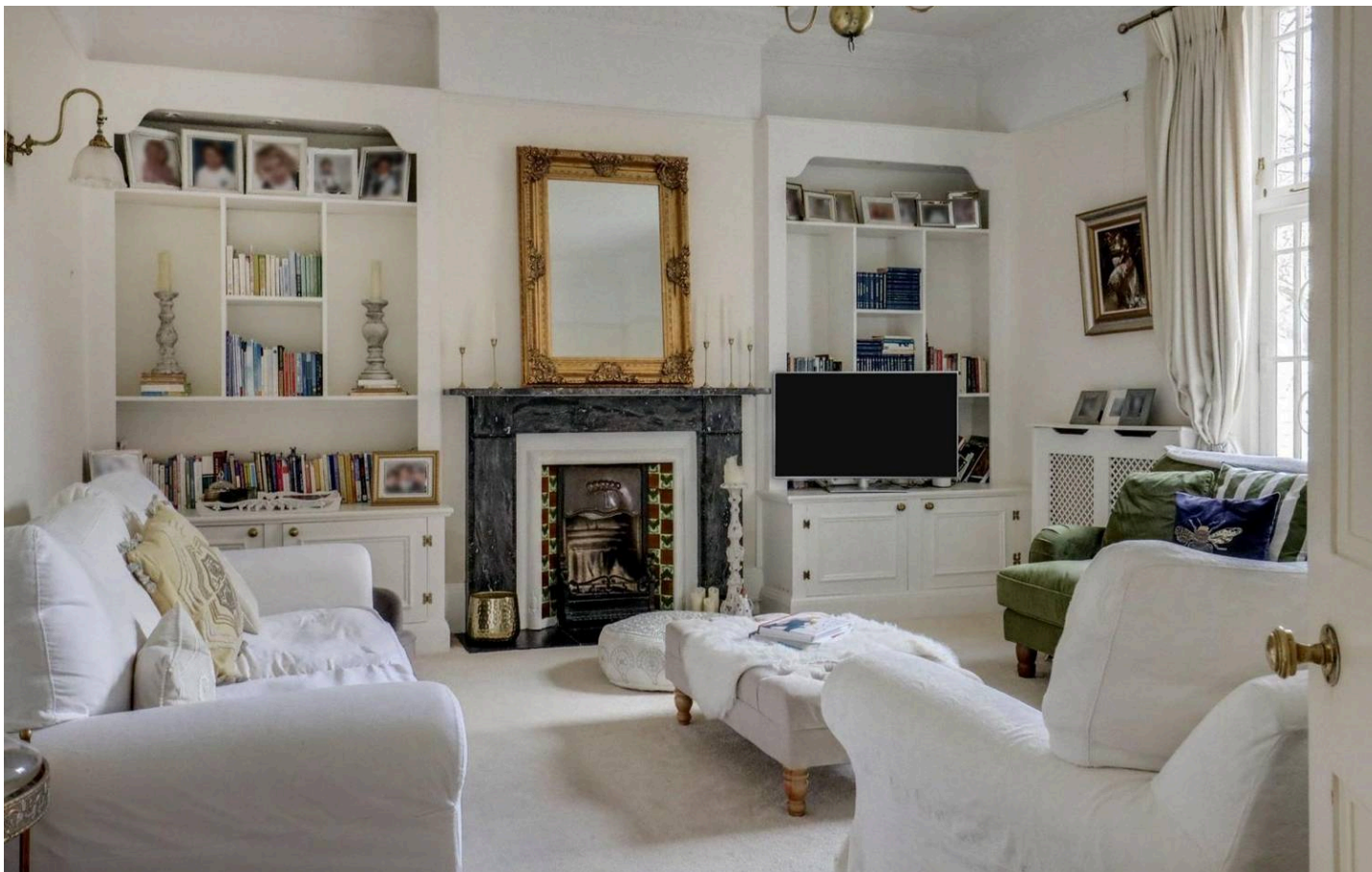




**46 Berners Street, Ipswich**

Offers Over **£700,000**

**Woodcock  
& Son**



## 46 Berners Street

Ipswich, Ipswich

A beautifully presented Grade II listed townhouse of approximately 3,100 sq ft, set moments from Christchurch Park and offering the rare benefit of a substantial double garage with parking.

Sitting Room | Drawing Room | Study

Kitchen/Dining Room | Entrance Hall

Six Bedrooms | Three Bathrooms

Cellar | Walled Garden

Double Garage | Private Parking

Tenure: Freehold

Local Authority: Ipswich Borough Council

Council Tax band: F







## 46 Berners Street

Ipswich, Ipswich

The house is rich in period detail yet carefully balanced with contemporary interventions. Original features include high ceilings, elegant cornicing, ceiling roses and a series of feature fireplaces, while modern upgrades such as underfloor heating and a re-imagined kitchen elevate the home for modern living. The accommodation is generous and well considered, with two large reception rooms, a lower-ground leisure space, and five double bedrooms arranged over three floors – two of which benefit from en-suite facilities.

The house is entered via an impressive reception hall, a welcoming central space with staircases rising to the upper floors and descending to the lower ground level. A study area sits neatly within the hall, alongside a striking period wall mirror. The lower ground floor is currently used as a home gym, offering flexible space that could equally serve as a studio, cinema room or wine store.

To the front of the house, the family room is flooded with natural light through a secondary-glazed sash window and features a marble-surround fireplace beneath a high, ornamented ceiling. To the rear, the principal sitting room opens directly onto the garden through period-style French doors and mirrors the front reception in scale and detailing, creating a strong sense of symmetry and flow.

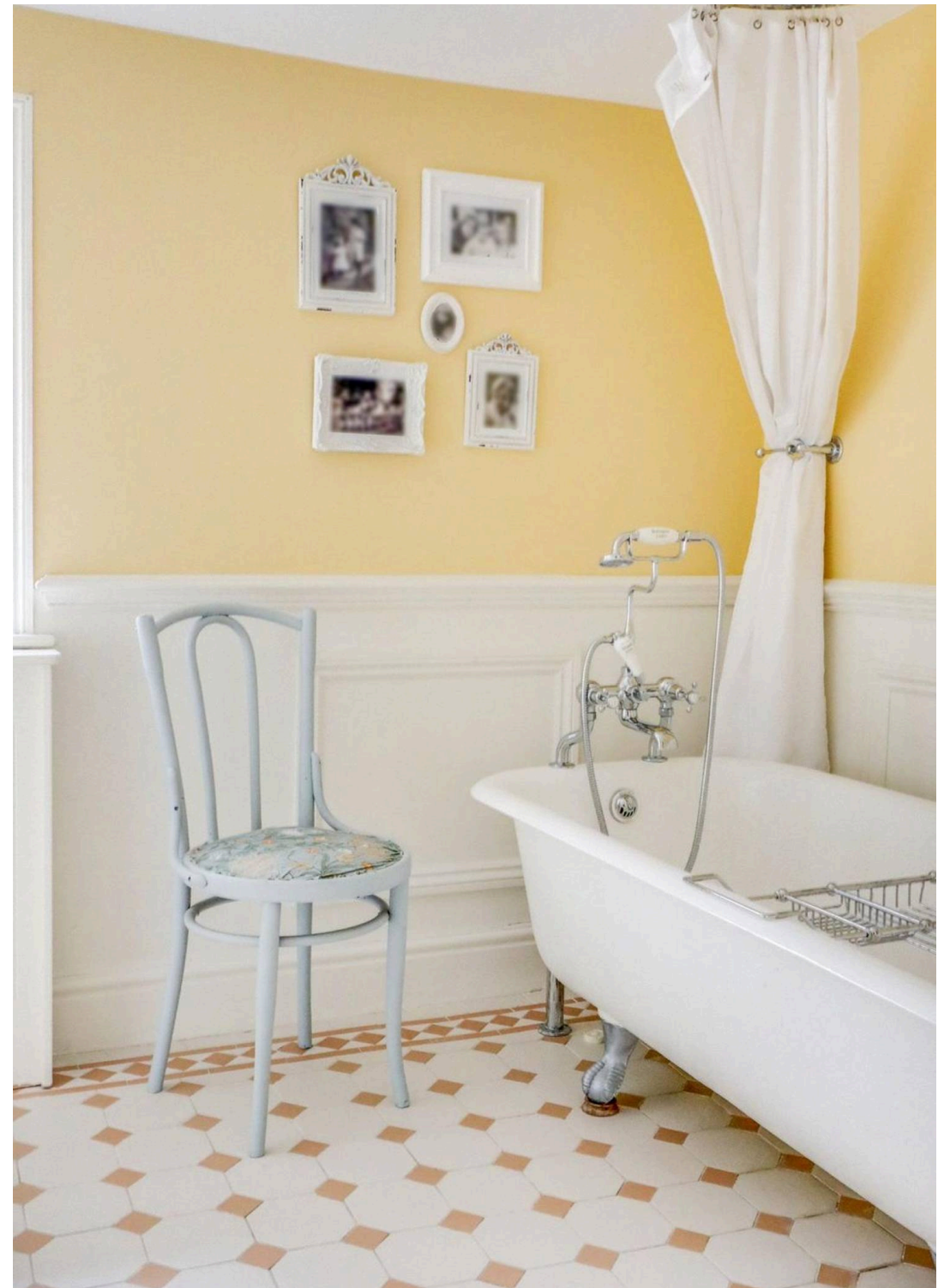
At the rear of the house, a contemporary open-plan kitchen and dining room forms the heart of the home. Fitted with a range of base and wall units, generous work surfaces and space for a range-style cooker, the room is both practical and elegant. Electric underfloor heating runs throughout, while French doors and a side window connect the space seamlessly to the garden. A separate utility room and cloakroom complete the ground floor.

The first floor provides four well-proportioned double bedrooms. The principal bedroom overlooks the rear garden and is fitted with built-in wardrobes, with a sleek en-suite shower room featuring underfloor heating. A further large double bedroom to the front retains a feature fireplace, while two additional bedrooms – one with an adjoining dressing room – are served by a beautifully appointed family bathroom, complete with a cast-iron roll-top bath and underfloor heating.

The second floor is arranged as an impressive guest suite, offering a large double bedroom with dual-aspect windows, built-in storage and a feature brick fireplace. An en-suite shower room, again with underfloor heating, completes this level.

Outside, the house is set behind wrought-iron railings with a traditional front garden laid predominantly to lawn and framed by mature planting. A shared side driveway leads to the **substantial double garage**, measuring approximately **19'10 x 15'9**, with power, lighting and extensive eaves storage.

The rear garden extends to approximately **90 feet**, with a broad paved terrace wrapping around the rear and side of the house – ideal for entertaining – beyond which the garden opens out into lawn bordered by established trees, shrubs and flower beds, offering both privacy and scale.





### Ground Floor

Approx. 111.0 sq. metres (1194.5 sq. feet)



### First Floor

Approx. 111.0 sq. metres (1194.5 sq. feet)



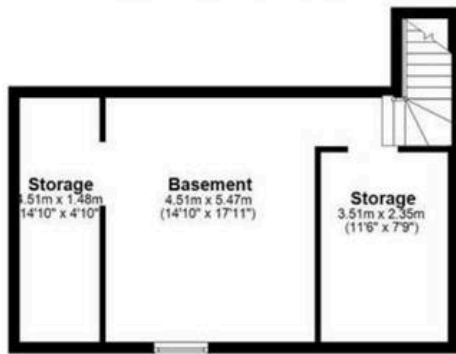
### Second Floor

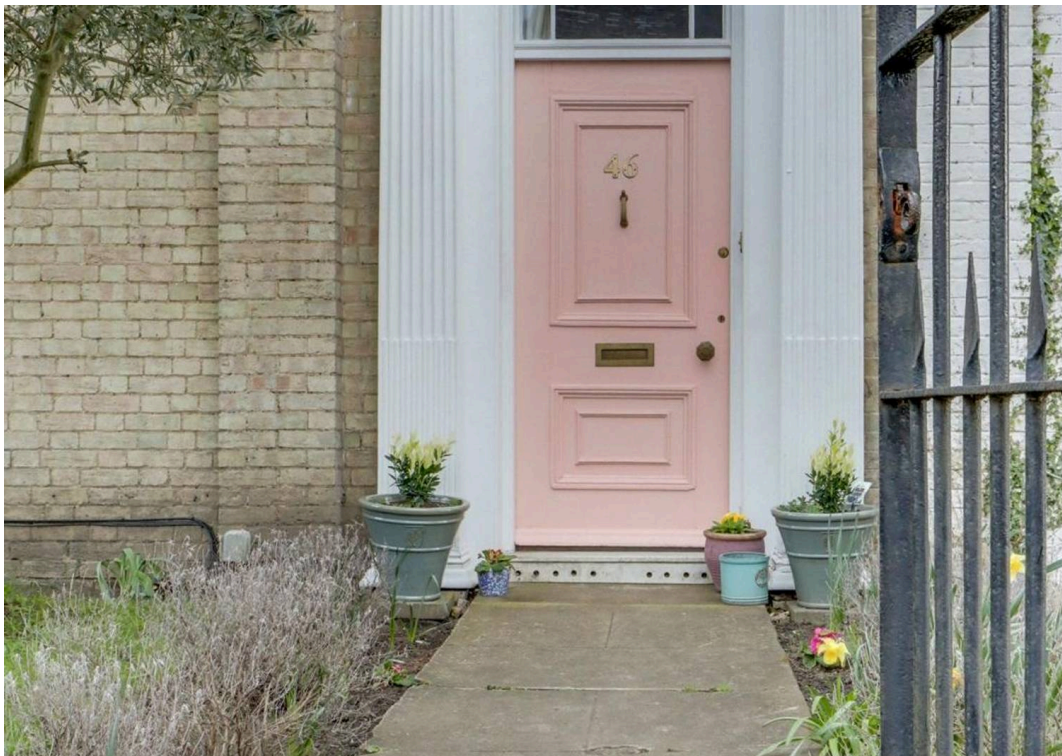
Approx. 44.9 sq. metres (483.5 sq. feet)



### Basement

Approx. 36.9 sq. metres (397.7 sq. feet)









## Woodcock & Son

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