





Property Description

Combining generous living space with a prestigious location, this is a fantastic opportunity for families seeking a home in one of Ipswich's most sought-after areas. The house offers spacious accommodation throughout comprising of a welcoming entrance hall leading to a generous lounge featuring a striking Iranian marble fireplace and sliding doors, a beautifully appointed kitchen/dining room with cream shaker-style units, solid quartz worktops, integrated appliances and French doors to the rear garden and a convenient separate utility room and cloakroom. The first floor has four well proportioned bedrooms, including an impressive primary bedroom with fitted wardrobes and dedicated vanity area and substantial family bathroom, featuring both a walk-in power shower and separate bath. A particular highlight of the property is the annexe, offering its own lounge, bedroom, kitchen/utility area and bathroom. Perfect for dependent relatives, older children, guest accommodation or potential home-working requirements. Externally, the home has a beautifully landscaped private front garden, with mature trees, established planting and winding pathways.

Christchurch Street is highly regarded for its proximity to the picturesque Christchurch Park, renowned Ipswich School, sought-after local primary schools, a wide range of amenities, and convenient access to Ipswich town centre and mainline railway station providing direct services to London Liverpool Street.

Entrance Porch

Double glazed door giving access to:

Entrance Hall

Welcoming entrance hall featuring wood-effect flooring, radiator, double glazed window to the front aspect, recessed spotlights, and stairs rising to the first floor. Doors provide access to:

Annexe Accommodation Annexe Living Room

A comfortable reception room with a double-glazed window to the front aspect, fitted carpet, radiator, picture rail, and pendant light fitting.

Annexe Bedroom

Double glazed window to the rear aspect, fitted carpet, radiator, picture rail, and pendant light fitting.

Utility/Kitchen

Fitted work surfaces with space and plumbing for a washing machine and tumble dryer, half-tiled walls, radiator, wall-mounted boiler, and double glazed window to the rear aspect.

Annexe Bathroom

Comprising a panel-enclosed bath with hot and cold taps, wash hand basin with hot and cold taps set within a vanity unit, low-level w/c, radiator, pendant light fitting, and loft access. The loft has been boarded and insulated, providing useful storage space.

Main House Inner Hall

Fitted carpet and useful built-in storage cupboards.

Cloakroom

Fitted with a low-level w/c, wash hand basin with hot and cold taps, double glazed window to the front aspect, wood-effect flooring, and pendant light fitting.

Living Room

An exceptionally spacious and impressive reception room featuring a gas fireplace with striking Iranian marble surround, double glazed window to the front aspect, and double glazed sliding doors providing access

to the front garden. Finished with fitted carpet and wall-mounted light fittings.

Kitchen/Diner

Beautifully appointed with a range of cream shaker-style wall and base units complemented by solid quartz work surfaces. Features include an inset sink with mixer tap and carved drainer, integrated Hotpoint double oven, five-ring gas hob with extractor hood over, breakfast bar, tiled flooring, recessed spotlights, and double glazed French doors opening onto the rear garden.

Utility Room

A practical utility area with space and plumbing for a washing machine and tumble dryer, wall-mounted boiler, tiled flooring, recessed spotlights, pendant light fitting, and double glazed window to the side aspect.

Landing

Spacious landing with airing cupboard housing the hot water tank and an additional storage cupboard.

Bedroom One

A generous principal bedroom benefiting from double glazed windows to the front and side aspects, fitted double wardrobes, a dedicated vanity area with mirror and shelving, radiator, and pendant light fitting.

Bedroom Two

Double glazed window to the rear aspect, fitted carpet, radiator, built-in wardrobes, and vanity unit with wash hand basin and mixer tap.

Bedroom Three

Double glazed window to the front aspect, fitted carpet, radiator, and vanity unit with wash hand basin and mixer tap.

Bedroom Four

Double glazed window to the front aspect, fitted carpet, radiator, pendant light fitting, and useful fitted shelving.

Family Bathroom

A substantial family bathroom comprising a low-level w/c separated by a half-height

privacy wall, large walk-in power shower with aqua-board panelling, separate panel-enclosed bath with mixer tap and hand held shower attachment, wash hand basin with mixer tap set within a vanity unit, heated towel rail, radiator, and double glazed window.

Outside Front Garden

The property boasts a beautifully landscaped front garden offering a high degree of privacy from Christchurch Street. Designed with a variety of tiered areas, mature trees, established shrubs and well-stocked borders, a winding pathway leads through the garden to the property, parking area, and side access.

Rear Garden

A well-maintained rear garden featuring a paved patio seating area, outside tap, garden shed, and lawned garden, creating an ideal space for outdoor entertaining and relaxation.

Garage

Garage with up-and-over door, power connected, and potential for EV charger installation, subject to any necessary requirements. The garage provides excellent storage and secure parking facilities.

Additional Information:

The property benefits from a valid EICR (Electrical Installation Condition Report) certificate.

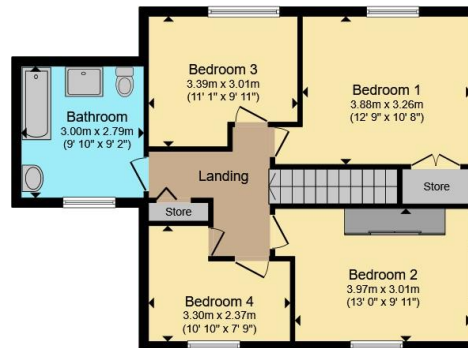
Agent Note

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Ground Floor



First Floor

Total floor area 174.0 m² (1,872 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

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Tenure: Freehold



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