

KEYSTONE



Burlington Road, Ipswich, IP1 2EU

£585,000

Semi-Detached House
Four Reception Rooms
Utility Room & Cloakroom
Cellar
Driveway

Six Bedrooms
Kitchen
Shower Room & Family Bathroom
En-Suite
Garden & Studio

Burlington Road, Ipswich IP1 2EU

Nestled on the charming Burlington Road, this beautifully restored semi-detached period home offers a splendid blend of classic elegance and modern comfort. With six generously sized bedrooms and four well-appointed bathrooms, this property is perfect for families seeking ample space and a touch of sophistication.

As you enter, you are greeted by a grand staircase that serves as a stunning focal point, setting the tone for the rest of the home. The four reception rooms provide versatile spaces that can be tailored to your needs, whether for entertaining guests, enjoying family time, or simply relaxing in a serene environment. Each room is spacious and filled with natural light, enhancing the inviting atmosphere throughout.

The property retains many period features, adding character and charm to the home. From intricate mouldings to period fireplaces, these details create a warm and welcoming ambiance that is hard to resist. The driveway offers convenient parking for two vehicles, ensuring ease of access for you and your guests.

This exceptional home on Burlington Road is not just a place to live; it is a lifestyle choice that combines the beauty of period architecture with the practicality of modern living. With its spacious layout and stunning features, this property is a rare find in Ipswich, making it an ideal opportunity for those looking to invest in a truly remarkable home.



Front entrance door

Leading to a grand wrap around staircase with original tiled flooring, stairs to first floor, two radiators and door to rear.

Lounge

18'8 x 13'9

Bay window to rear, radiator, and a feature marble feature fireplace.

Dining Room

14'0 x 14'0

Window to front, radiator, feature cast iron fireplace with marble surround and tiled hearth.

Study

9'2 x 8'5

Window to front, tiled flooring and radiator

Shower Room

Fitted with walk in shower, WC, pedestal wash basin with tiled splashbacks and tiled flooring.

Cloakroom

Fitted with WC, pedestal washbasin, heated towel rail, tiled flooring and tiled splashback.

Breakfast Room

11'4 x 11'4

Window to side, window to rear and radiator.

Kitchen

15'9 x 11'7

Fitted with a range of base units and drawers, 1.5 bowl sink and drainer unit with tiled splashback, range oven with extractor over, integrated dishwasher, space for fridge/freezer, radiator, loft access, tiled flooring, door to rear and windows to side and rear.

There is also a door to a small courtyard area.

Boiler Room

8'8 x 5'5

With wall mounted boiler, space and plumbing for washing machine and tiled flooring.

Cellar

15'3 x 14'5 (approx.)

With brick flooring. Currently used for storage and separated into three rooms.

First floor

Landing with feature window to side

Bathroom

Fitted with a suite comprising of free standing clawfoot bath, pedestal washbasin, WC, heated column radiator, tiled floor and ½ tiled walls, window to front and window to rear.

Galleried landing

With a radiator.

Bedroom One

16'6 x 13'9

Window to rear and radiator.

Ensuite

Fitted with double shower cubicle, WC, pedestal wash basin, tiled splashback, radiator and two windows to rear.

Bedroom Two

13'9 x 9'2

Window to front, radiator and built-in wardrobe.

Bedroom Three

14'0 x 13'9

Window to front and radiator.

Bedroom Four

10'8 x 7'6

Two windows to side and radiator.

Landing

With window to side and built-in eves storage.

Bedroom Five

14'6 x 9'6

Window to side and storage in eves.

Bedroom Six

12'8 x 10'3

With window to rear, laminate flooring and radiator.

Outside

To the front of the property there is a block paved driveway that provides off road parking to the property.

The rear garden is predominantly laid to lawn with patio area, there is a garden room with raised flower and vegetable beds.

The Garden room

15'0 x 7'3

Power and light connected with window to front and French doors to front.



Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

