



Connells

Gippeswyk Road  
IPSWICH



## Property Description

Just 0.2 miles from Ipswich Train Station, this elegant Victorian home offers beautifully preserved character, solid wood doors throughout, and versatile living accommodation spread across three spacious floors-perfect for families, commuters, or anyone needing work from home flexibility. Behind its charming façade, this home blends period features with modern comforts, including stunning fireplaces, original floorboards, sash windows, underfloor heating in the kitchen, and multiple reception rooms. The property also benefits from a driveway, garage with power, and a wonderfully private rear garden designed with multiple seating areas.

The property is conveniently located close to a number of amenities, including Ipswich Station, that provides mainline railway links to London, ideal for the commuter. Nearby Ipswich Marina provides an array of restaurants and bars, as well as the town centre which offers shopping facilities. The property is situated within a walk of both public and state schools.

## Entrance Hall

Welcoming entrance hall with tiled flooring, coving, solid wood doors, under stairs storage, radiator and a characterful pull bell feature and doors giving access to:

## Cloakroom

Victorian-style pull-chain w/c, wash hand basin with mixer tap, tiled splash backs and tiled flooring, single glazed window and decorative etched glass door.

## Study

Ideal for home workers, feature wooden floorboards, column radiator, picture rail,

ceiling rose, built in shelving, original fireplace with tiled insert and wooden mantle, and a single glazed door to the conservatory.

## Lounge

Beautiful bay-fronted reception room with wooden floorboards, picture rail and coving, cast iron fireplace with tiled detail and wooden surround, ceiling rose, pendant light and radiator.

## Dining Room

A warm and inviting space with wooden floorboards, log burner on quarry tile base, built in shelving, picture rail, radiator, additional storage, and access into the conservatory and kitchen.

## Kitchen

Shaker-style cream units with real wood work tops, inset ceramic sink with mixer tap, tiled splash backs, under floor heating, integrated appliances including fridge freezer, dishwasher and washing machine, space for a range-style cooker, extractor fan, tiled flooring, spotlights, and dual-aspect double glazed windows. Doors to the conservatory.

## Conservatory

A bright space with tiled flooring, French doors to the garden, radiator, wall lights and access back into the kitchen and reception rooms.

## First Floor Landing

Cupboard housing a modern wall-mounted boiler (advised under 10 years old), additional storage, double glazed sash window and a mix of

carpet and original floorboards.

## Bedroom One

Generous double bedroom with bay window and sash window, wooden floorboards, built in wardrobes, picture rail, coving, ceiling rose, radiator, and a charming fireplace with tiled detailing.

## Bedroom Two

Another spacious double with cast iron fireplace, wooden mantle, built in cupboard, modern radiator, ceiling rose, double glazed window and access to a versatile loft room-ideal for a dressing room or study. The loft room includes dual aspect windows, carpet, spotlights and a radiator.

## Bathroom

A luxurious four piece suite with Victorian roll top bath, hand held shower, wash basin with mixer tap, w/c and separate shower enclosure.

## Second Floor Landing

Original floorboards and Velux window.

## Bedroom Three

Velux window, radiator, original floorboards and eaves storage. Currently used as an office.

## Bedroom Four

Double glazed rear window, original floorboards, fireplace and eaves storage. Currently used as a gym.

## Outside

### Front Garden

Driveway providing off street parking, rail-bordered frontage with shingle area and tiled pathway. Side access to the rear garden.

### Rear Garden

A fantastic, un-overlooked garden offering multiple seating zones including block-paved areas, raised decking, artificial lawn, sunken seating section, curved pathway, raised flower beds, outside tap, lighting and full enclosure.

### Garage

Up-and-over door, lighting and electrics.





Total floor area 190.2 m<sup>2</sup> (2,047 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: C

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Tenure: Freehold



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