



THE
LARK
PARTNERSHIP



Ipswich | Suffolk

Victorian Charm...

Occupying an attractive position along the ever-popular Cauldwell Hall Road, this substantial Victorian semi-detached home dates back to 1899 and offers beautifully proportioned accommodation arranged across three floors. Rich in period character and charm, the property combines original features with generous living space, ideal for modern family life.

The striking façade immediately sets the tone, while the welcoming entrance hall showcases traditional Victorian tiled flooring and useful under stairs storage cupboards. To the front of the property, the elegant sitting room enjoys a large bay window allowing for an abundance of natural light, centred around an attractive open fireplace which creates a cosy focal point.

Further reception space is provided by the second reception room to the rear, featuring patio doors opening directly onto the garden, making it an ideal family room or entertaining space. The separate dining room benefits from tiled flooring with electric underfloor heating and a feature fireplace, creating a warm and inviting atmosphere for formal dining.

The kitchen is fitted with a range of units and offers space for a freestanding Rangemaster-style cooker and American-style fridge freezer, both of which are available by separate negotiation. There is also an integrated dishwasher together with an integrated washing machine. Patio doors provide further access onto the rear garden.





Serene Spaces..

The first floor offers flexible and spacious accommodation. To the rear is a generous double bedroom, while a further large double bedroom is positioned centrally within the home. To the front, the principal bedroom enjoys a bay window and excellent proportions, with an adjoining room currently utilised as a dressing area and sewing room. This versatile space could equally serve as a study or nursery, whilst the stud wall arrangement offers the opportunity to reconfigure and enlarge the principal bedroom if desired. Additional storage can also be found beneath the stairs.





A Quiet Escape...

The family bathroom is fitted with a bath and shower over, WC, wash hand basin, tiled flooring and heated towel rail. A separate shower room provides a shower cubicle, WC and wash hand basin, whilst also housing the combi boiler.

The second floor features a converted attic room currently used as a double bedroom, complete with built-in wardrobes and useful eaves storage offering excellent additional accommodation.



Thoughtful Design...

Outside, the property continues to impress with a beautifully established rear garden measuring approximately 90–100ft in length, offering a wonderful sense of privacy and seclusion, whilst not being directly overlooked. Thoughtfully landscaped and well stocked with mature trees, flowering shrubs and established borders, the garden provides colour and interest throughout the seasons.



Location...

Immediately adjoining the rear of the property is a generous decked terrace, creating the perfect space for outdoor dining, entertaining or relaxing whilst enjoying views over the garden. Beyond this, a lawned pathway meanders through attractive planted borders and mature greenery, leading towards a further gravelled garden area at the rear which offers excellent space for children's play equipment, seating areas or additional entertaining space. The garden enjoys a particularly peaceful and leafy feel, enhanced by mature specimen trees and established planting, creating a wonderful backdrop and a high degree of natural screening. There is also a useful storage shed positioned towards the rear of the garden. To the front of the property is a paved driveway providing off-road parking for one vehicle, whilst a shared shingle driveway with the neighbouring property provides side access to the rear gardens of both properties.

Cauldwell Hall Road is a highly regarded residential location situated to the east of Ipswich town centre, well positioned for access to local amenities, schooling and transport links. Derby Road railway station is approximately 0.3 miles away and provides branch line services to Felixstowe, with connections through to Ipswich mainline station where direct services to London Liverpool Street take approximately 70 minutes, making the area particularly appealing for commuters.

Ipswich Hospital is located approximately one mile away, while a Tesco Express on Foxhall Road can be reached within a short five-minute walk for everyday essentials. Ipswich town centre itself is approximately one mile away and offers a wide range of shopping, dining and leisure facilities, together with the popular waterfront marina area featuring bars, cafés and restaurants.





Key Information

LOCAL SCHOOLS:

- Clifford Road Primary School & Nursery, 0.30 Miles, Rated Good
- St Mary's Catholic Primary School, 0.70 Miles, Rated Outstanding
- St Alban's Catholic High School, 1.00 Miles, Rated Good
- Rosehill Primary School, 0.40 Miles, Rated Good
- St Johns Church Of England Primary School (Rushmere Road), 0.60 Miles, Rated Good
- Britannia Primary School, 0.70 Miles, Rated Good
- Copleston High School, 0.80 Miles, Rated Good
- Broke Hall Community Primary School, 1.5 Miles, Rated Good

LOCAL AUTHORITY:

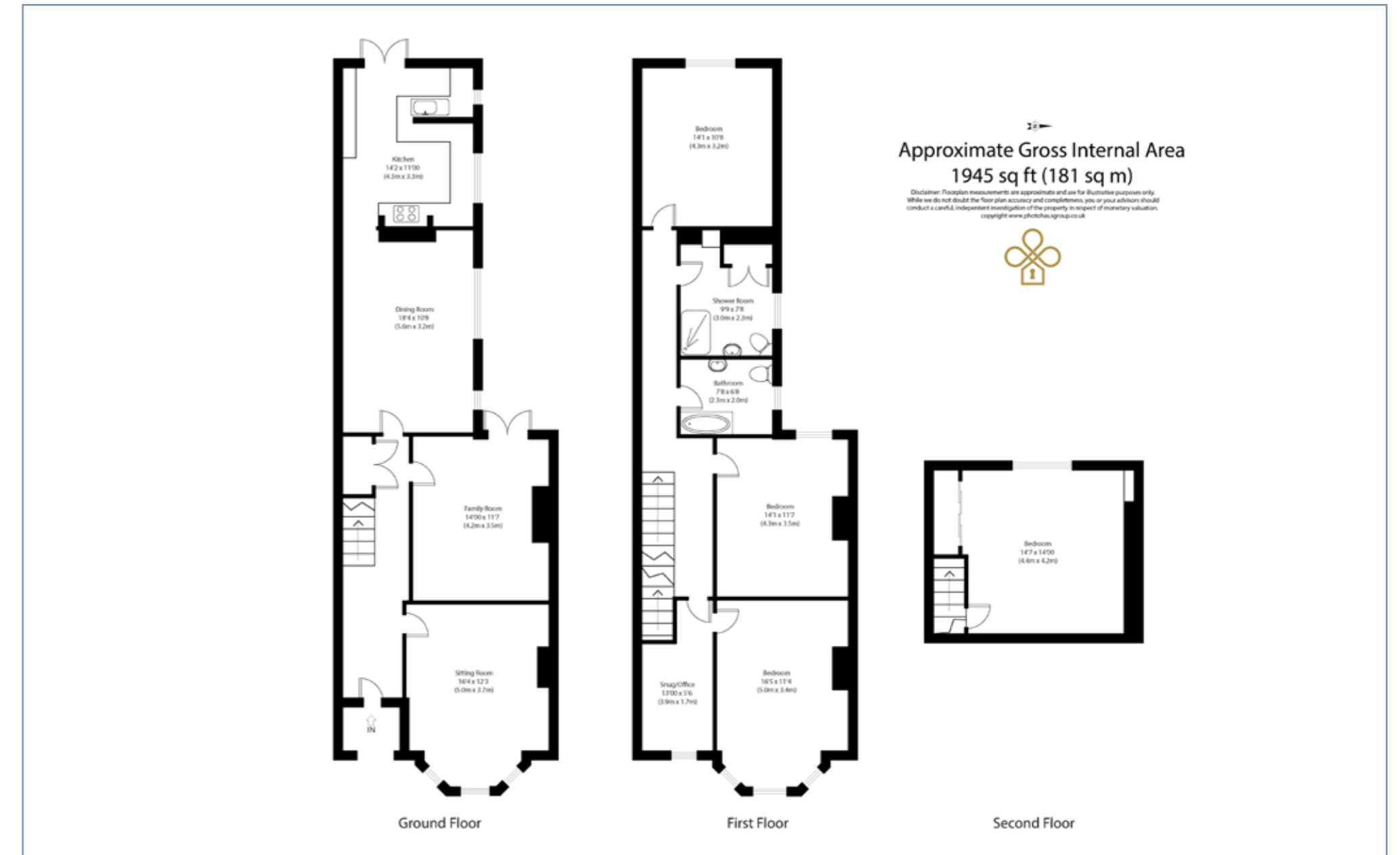
Ipswich Borough Council
Council Tax Band D

TENURE:

Freehold

SERVICES:

Heating Type	Gas
Electricity	Mains
Water	Mains
Sewerage	Mains



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