



Constable Road, Ipswich, IP4 2UW Guide Price £775,000 Freehold



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INTRODUCTION

An elegant and imposing semi-detached Victorian residence of exceptional scale, this outstanding home showcases distinctive individual architecture and beautifully arranged accommodation across four floors approaching an impressive 3220sqft in total, including a thoughtfully converted basement. Offered chain free, it presents a rare opportunity to acquire a property of both character and versatility.

The ground floor unfolds into three refined reception rooms, perfectly suited to both formal entertaining and relaxed family living. At its heart lies a magnificent 25ft kitchen/breakfast room, expertly refitted by O wells Furniture and extending seamlessly into an Amdega conservatory-an impressive, light-filled space that connects effortlessly with the garden and enhances every day living.

The upper floors continue to impress. The principal bedroom benefits from a stylish en-suite, accompanied by three further well-proportioned first-floor bedrooms, a family bathroom, and separate WC. The second floor provides an impressive conversion creating a spacious bedroom and en-suite, which may be considered as an alternative principle bedroom or comfortable guest bedroom.

Throughout the home, revealed characterful period features-including high ceilings, detailing, and proportions typical of the era-are beautifully blended with modern functionality, creating a harmonious balance between heritage and contemporary comfort. Further enhancements include replacement or renovated sash windows and replacement gas central heating.

Set within an impressive plot approaching 175ft, the property also offers a range of outbuildings, including a garage and workshop, alongside extensive parking for multiple vehicles.

Ideally positioned, the house lies within easy walking distance of Christchurch Park and the town centre, while highly regarded schools such as Ipswich Independent School and St Margaret's Primary School are close at hand. The property also falls within the sought-after Northgate School catchment.

A distinguished home of rare quality, combining period elegance with modern refinement in a highly desirable location.

STORM PORCH

Striking motif tiled threshold, traditional door with period furniture and decorative stained glass casements to Reception Hall.

RECEPTION HALL

Striking motif tiled hallway, radiator, traditional spindle railed banister rising to first floor, opening to rear lobby, doors to sitting and dining room, door and steps descending to lower ground floor.

LOWER GROUND FLOOR

LOWER LOBBY

Radiator, built-in storage, doors to utility room and games room/study.

UTILITY

Bespoke base level units, wood effect work surfaces, under mounted butler sink with mixer tap, under counter space for washing machine, wood effect flooring.

GAMES ROOM/STUDY

19' 4" x 12' 7" approx. (5.89m x 3.84m) Professionally tanked out with below ground water extractor pump. Double glazed window to side, radiator, television point, inset lighting.

GROUND FLOOR

SITTING ROOM

12' 11" max. x 12' 7" approx. (3.94m x 3.84m) Sash bay window to front, radiator, bespoke O wells Furniture fitted above cupboard and shelving, fireplace with log burner and statement carved oak surround, two decorative ceiling roses, cornice, picture rail, television point, twin bi-folding doors to dining room.

DINING ROOM

12' 11" x 11' 7" approx. (3.94m x 3.53m) Sash windows to side and rear, radiator, Amtico flooring, cornice, picture rail.

REAR LOBBY

Radiator, Amtico flooring, side door to garden, doors to cloakroom and breakfast room/study.





BREAKFAST ROOM/STUDY

10' 10" x 10' 11" approx. (3.3m x 3.33m) Sash window to side, radiator, Amtico flooring, television point, door to kitchen breakfast room.

KITCHEN BREAKFAST ROOM (WITH A MDEGA CONSERVATORY)

10' 11" x 21' 4" approx. (3.33m x 6.5m) Window to side, an extensive range of high quality bespoke base and eye level fitted cupboard and drawer units hand built by Orwells Furniture, under unit courtesy lighting over solid wood work surfaces, matching eye level glazed display cabinets and integrated plate and wine racks, full length dresser style cupboards, inset ceramic sink with mixer tap, central island with matching cupboards under a granite work surface, inset gas hob with feature extraction canopy over, integrated fridge-freezer and dish-washer, cupboard concealing a wall mounted gas fired boiler, breakfast area integral to a striking Amdega conservatory with a panoramic outlook and twin doors opening out to the garden.

CLOAKROOM

Part panelled wall, mounted hand wash basin with mixer tap and cupboard unit under, low level WC with concealed cistern, quality wood effect flooring, recessed shelving, wall mounted burglar alarm panel.

FIRST FLOOR

LANDING

Radiator, built-in cupboard, decorative ceiling borrow light, stairs rising to second floor, doors to;

PRINCIPLE BEDROOM

13' 1" x 12' 7" approx. (3.99m x 3.84m) Sash bay window to front, radiator, ceiling rose, built in cupboard, door to en suite.

EN SUITE

Sash window to front, double sized part glazed walk-in shower with thermostatic fixed head shower over and separate riser, mounted hand wash basin with cupboard under, low level WC with concealed cistern, part panelled wall, pattern tiled splash backs, wood effect tiled floor, inset ceiling lights.

BEDROOM TWO

12' 9" x 11' 3" approx. (3.89m x 3.43m) Sash window to rear, radiator, picture rail.

BEDROOM THREE

8' 7" x 10' 11" approx. (2.62m x 3.33m) Sash window to side, radiator, picture rail.

BEDROOM FOUR

10' 4" x 8' 1" approx. (3.15m x 2.46m) Sash window to side, radiator, built-in airing cupboard housing hot water tank and water pressurising system.

FAMILY BATHROOM

Window to side, column style radiator with chrome heated towel rail, part panelled walls, fitted ball and claw roll top bath with mixer tap, shower attachment and side screen, wall mounted hand wash basin atop bespoke shaped cupboard unit with stone surface, metro style tiled splash backs, pattern tiled floor, inset ceiling lights.

SEPARATE WC

WC with classic high level wall hung cistern, wall mounted hand wash basin with mixer tap, part panelled walls, wood effect tiled floor.

SECOND FLOOR

ALTERNATIVE PRINCIPLE /GUEST BEDROOM

17' 11" x 12' 9" approx. plus recesses (5.46m x 3.89m) Sash bay window to front, two radiators, shaped ceiling with vaulted remotely operated Velux window, two ceiling roses, cornice, eave storage, door to en-suite.

EN SUITE

Sash window to front, shower cubicle with thermostatic fixed head shower over and separate riser, bowl shaped hand wash basin with mixer tap atop cupboard and drawer unit, wall hung low level WC with concealed cistern, stone tiled floor, extractor fan, inset ceiling lights.

OUTSIDE & GARDENS

The property occupies a mature plot measuring approximately 175' in length. Set back by a predominantly lawned frontage with inset and border shrubs, and an ornamental brick wall fronting the pavement, a cobbled driveway with dividing, remotely operated double gates revealing the rear garden.

The cobbled driveway continues between lawns and provides further secure off road parking which runs the length of the rear garden down to a range of outbuildings at the far end. There is a timber decked entertainment patio area, attractive railed garden pond, outside lights and garden tap.

The outbuildings comprise of a versatile garage/workshop of brick and timber insulated construction measuring 13'8" x 11' plus a further area 9' 10" x 11' approx. at the rear, the garage provides an up/over entry door which has been internally concealed, but could be re-instated, a secure personal side door, power and light connected. Adjacent there is an

open fronted cart lodge 36" max. x 13'10" approx. To the rear of the garage is an attached lean-to style enclosed and covered area providing further storage, measuring approximately 11' x 15'9".

IPSWICH BOROUGH COUNCIL

Tax band F - Approximately £3,565.25 PA (2026-2027).

Please note that the council tax improvement indicator, indicates improvements. This may require the council tax to be re-evaluated after purchase, which could affect the ongoing cost of council tax.

NEAREST SCHOOLS (.GOV ONLINE)

St Margaret's primary, Northgate High secondary, and highly regarded Ipswich Independent School.

DIRECTIONS

Leaving Ipswich town centre, head in a northerly direction along Bolton Ln, take a slight right onto Tuddenham Rd, turn left onto Constable Rd, turn right to stay on Constable Rd, the destination will be on the right.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

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Energy performance certificate (EPC)

Constable Road IPSWICH IP4 2UW	Energy rating	Valid until:	11 April 2036
	D	Certificate number:	2018-5186-4002-0094-9506

Property type

Semi-detached house

Total floor area

210 square metres



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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