

112 Constable Road, Ipswich, IP4 2XA



**Freehold**

Offers in excess of

**£600,000**

Subject to contract

**Christchurch Park**

4 bedrooms

2 reception rooms

Open-plan kitchen/breakfast/family room





## Some details

### General information

This four bedroom Victorian house lies in the golden triangle of Constable, Corder and Gainsborough Roads, a short walk from Christchurch Park and the town centre. Accommodation is arranged over two floors including an extended ground floor providing a stunning open-plan kitchen/breakfast/family room which leads to the 70ft garden. Both the kitchen and bathroom have been modernised. Original features include picture rails, cornice, ceiling roses and sash windows. Many properties of this type have a loft conversion.

There is a dropped kerb to the front of the house allowing for the creation of off road parking if required.

The reception hall has a door to the front, stairs to the first floor and doors off. The sitting room has a bay to the front, open fireplace with tiled inlay and painted surround and stripped wood floor. Adjacent is the dining room which has French doors to the garden and decorative fireplace.

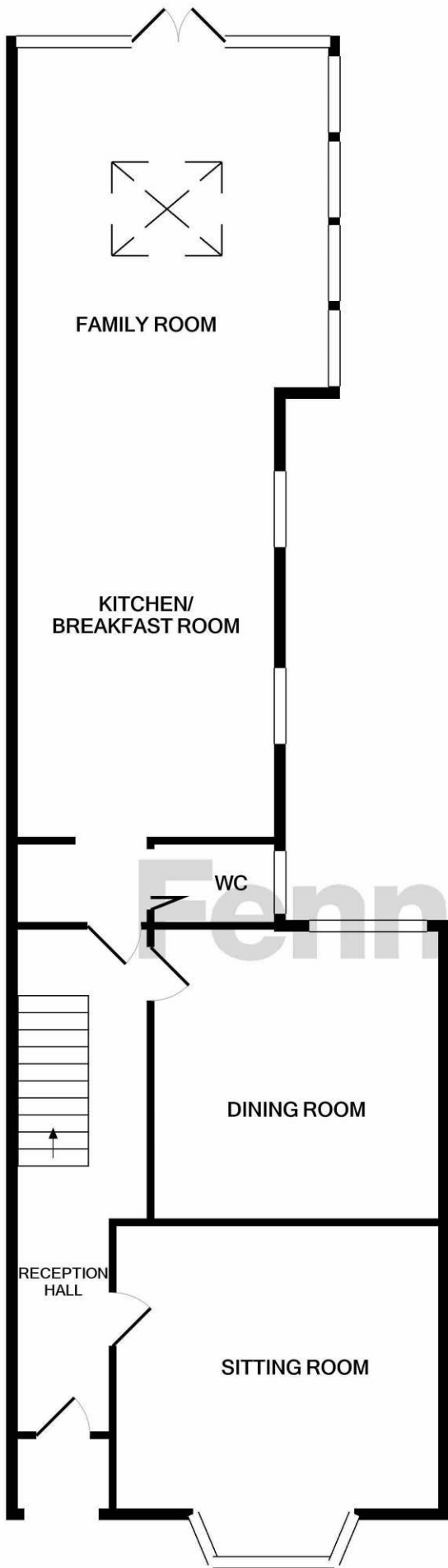
To the rear of the hall there are cupboards under the stairs plus a recess for coats and on the opposite side there is a cloakroom with window to the side, WC, basin and part tiled walls. Beyond is the open-plan kitchen/breakfast/family room, the kitchen area has two windows to the side, a range of base and eye-level units with solid wood work surfaces and inset twin-bowl sink. There are matching glass fronted display cabinets and further cupboards surrounding space for an American-style freezer. There is element heated Welsh slate flooring, a brush-steel range with matching extraction chimney, plumbing for a washing machine and tumble dryer. This opens through to the breakfast/family area which has sash windows to the side and rear, French doors to the garden and an impressive skylight lantern.

The first floor landing has access to the loft and doors off to four bedrooms. Bedroom one has two windows overlooking the front and painted wood floor. Adjacent is the second bedroom overlooking the rear garden which has a cast-iron fireplace and laminate flooring. There are two further bedrooms and a bathroom which has a white bath with shower over and tiled surround, basin with cupboard below, WC and traditional tiling.

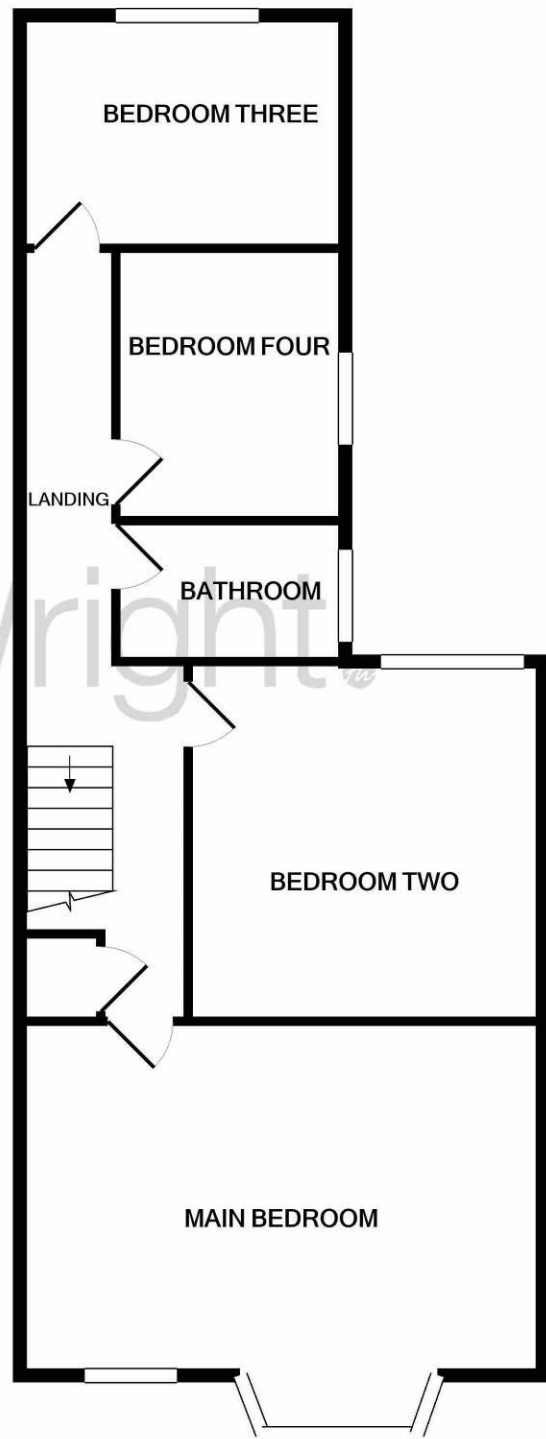


Situated a short walk from the town centre and Christchurch Park is this extended Victorian semi-detached house which lies within the Northgate School area.





GROUND FLOOR



1ST FLOOR



**Reception hall**

20' 2" x 5' 2" (6.15m x 1.57m)

**Cloakroom**

4' 7" x 3' 10" (1.4m x 1.17m)

**Sitting room**

13' 9" x 13' 8" (4.19m x 4.17m)

**Dining room**

12' 7" x 12' (3.84m x 3.66m)

**Kitchen/breakfast/family room**

33' 11" x 13' 8" max (10.34m x 4.17m)



**Landing**

**Bedroom one**

18' 5" x 13' 9" max (5.61m x 4.19m)

**Bedroom two**

12' 7" x 12' (3.84m x 3.66m)

**Bedroom three**

10' 10" x 8' 2" (3.3m x 2.49m)

**Bedroom four**

9' 6" x 8' 2" (2.9m x 2.49m)

**Bathroom**

8' 1" x 4' 10" (2.46m x 1.47m)

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Particulars for 112 Constable Road, Ipswich, IP4 2XA

### The outside

The front garden is currently laid to shingle with inset shrubs, paved pathways and enclosed by brick wall and fencing. There is a drop kerb to the road allowing for off road parking if required.

There is side access to the rear garden which measures approximately 70ft. in length. To the side and immediate rear of the property there is a timber decked patio and pathway which leads to a lawn with border shrubs enclosed by fencing and hedging. There is a garden shed to remain.

### Where?

Constable Road lies on the northern side of Ipswich in this highly sought-after location a short walk from Christchurch Park with its 85-acres of parkland through which is access to the town centre which has an excellent range of shops, coffee houses and bars. Further south lies the thriving Waterfront which has a further range of restaurants and bars.

For the commuter Ipswich mainline station and the A12/A14 are both within easy reach.

### Important information

Council Tax Band - E

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating – D

### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

To make an appointment to view this property please call us on 01473 232 700.

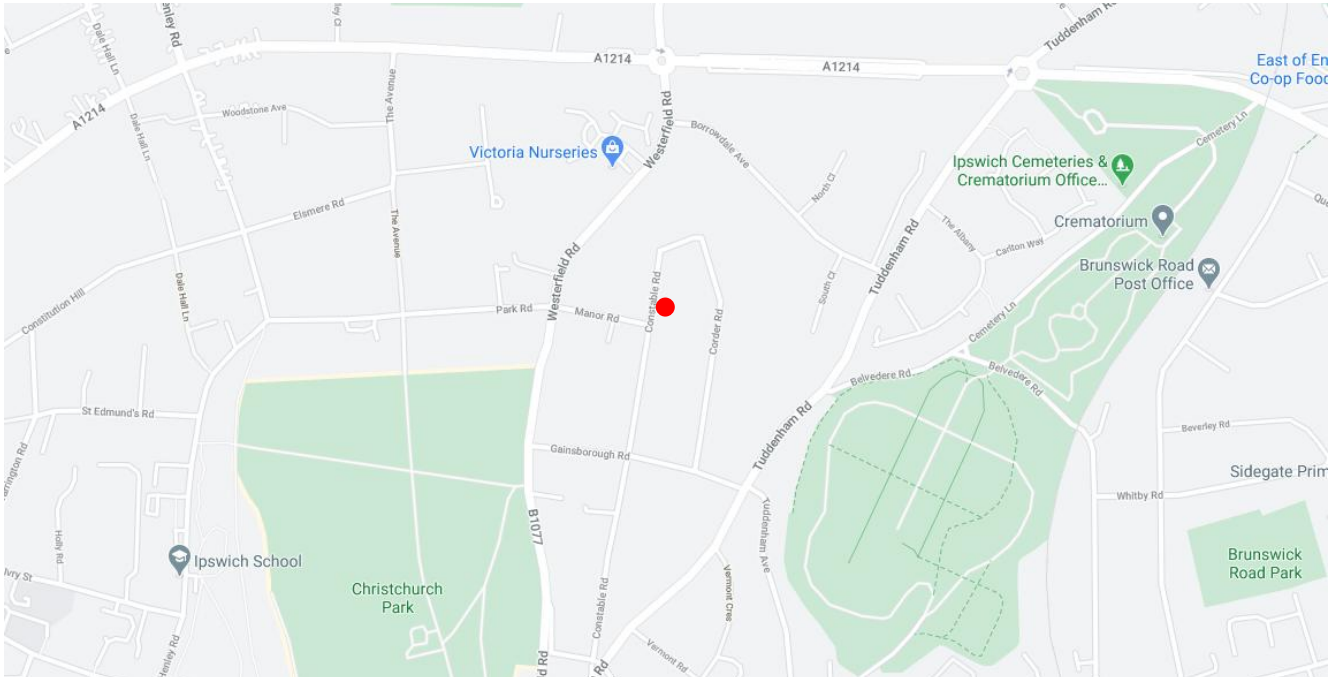
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## Directions

Proceed across Ipswich town centre on Crown Street, fork left onto Soane Street at the bottom of Christchurch Park. Turn left at the T-junction onto Bolton Lane which, adjacent to the Woolpack Public House, leads into Westerfield Road. After passing the park on the left turn right into Manor Road then left into Constable Road and the property will be found on the right.

To find out more or book a viewing

**01473 232 700**

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