



Queenscliffe Road, Ipswich, Suffolk, IP2 9AS

Guide Price £750,000 Freehold



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An architecturally striking and beautifully individual five bedroom detached residence. This substantial family home occupies an exclusive position within a prestigious cul-de-sac in the sought-after South West of Ipswich. Approached via an impressive winding driveway and set within magnificent grounds approaching 1.75 acres (STS), complete with private woodland and enchanting views across the town, the property offers an exceptional sense of privacy, space, and refinement.

Expertly remodelled and impeccably appointed throughout, the accommodation unfolds with effortless elegance. The inviting entrance hall leads to a stunning bespoke kitchen-diner, an elegant sitting room, a stylish office, and a practical utility room. The luxurious main bedroom boasts a superb en-suite, complemented by a beautifully finished ground-floor bathroom. A contemporary inner hallway leads to the lower ground floor, where four additional bedrooms and a further bathroom create an ideal layout for family living or guest accommodation.

The frontage features extensive parking and access to an attached double garage, while the rear of the home reveals a captivating garden that gracefully wraps around the property. With established landscaping, a generous entertaining terrace, and an elevated railed balcony linking the sitting room and principal bedroom, every space invites relaxation and open-air enjoyment. A chic timber-clad outbuilding, perfect as a creative studio or home gym, offers added luxury with its own sauna and shower room.

Perfectly positioned for St Joseph's College, the A12, Ipswich town centre, and the London mainline rail station, this exceptional home delivers both tranquillity and convenience. Early viewing is highly recommended to appreciate the full grandeur of this remarkable setting.

SHELTERED ENTRANCE

Double glazed front door with matching full height side casements to entrance hall.

ENTRANCE HALL

Radiator, inset mat-well, burglar alarm panel, dual built-in cupboards, stone effect Amtico LVT flooring, inset LED ceiling lights, stairs descending to lower ground floor with double glazed window to side, oak doors to.

KITCHEN-DINER

21' 2" x 13' 5" approx. (6.45m x 4.09m) Double glazed windows to front and side, double glazed box bay to side, double glazed door opening to platform and steps down to garden, Radiator, bespoke range of base and eye level fitted cupboard and drawer units with quartz work tops and matching island unit, under mounted sink with flexi-mixer tap with milled work top drainer to side, integrated appliances consisting of double oven, electric hob with extractor over, microwave, dish-washer and wine-fridge, space for double fridge-freezer, stone effect Amtico LVT flooring, inset LED spotlights.

SITTING ROOM

21' 10" x 13' 5" approx. (6.65m x 4.09m) Double glazed window to side, double glazed box bay to side, double glazed French doors to rear opening out to elevated and railed decking balcony terrace, two radiators, log burner set in fireplace recess, television point, inset LED ceiling lights.

OFFICE

8' 7" x 7' 6" approx. (2.62m x 2.29m) Double glazed window to front, radiator, fibre broadband point, telephone point, wood effect herringbone patterned Karndean LVT flooring, inset LED ceiling lights.

UTILITY ROOM

9' 3" x 15' 6" approx. (2.82m x 4.72m) Double glazed window to rear, double glazed split barn style door to garden, traditional style vertical radiator, bespoke base and eye level fitted cupboard and drawer units, solid wood work top, under mounted sink unit with flexi-rinse mixer tap, spaces for washing machine and tumble dryer, built-in cupboard concealing modern gas fired boiler, inset LED ceiling lights, stone effect tiled floor, oak doors to bathroom and double garage.





PRINCIPAL BEDROOM

21' 10" x 12' approx. (6.65m x 3.66m) Twin double glazed windows to side, double glazed French doors to rear opening out to elevated and railed decking balcony terrace, to radiators, built-in fitted double and triple wardrobes, inset LED ceiling lights, oak door to en-suite.

PRINCIPAL BEDROOM EN SUITE

9' 3" x 8' 8" approx. (2.82m x 2.64m) Twin obscured double glazed windows to side, under-floor heating, ladder style chrome heated towel rail, walk in double shower cubicle with glazed screen, twin recesses, thermostatic fixed head shower and separate rinser, mounted hand was-basin with mixer tap, wood effect side surfaces with cupboards under, low level WC with concealed cistern, metro style tiled splash backs, stone effect tiled floor, inset LED ceiling lights.

BATHROOM

Obscured double glazed window to front, traditional style vertical radiator with chrome towel warmer, shaped bath with mixer tap, rinser and side screen, mounted hand wash basin with mixer tap and cupboard under, low level WC with concealed cistern, metro style tiled splash backs, built-in cupboard, honeycomb patterned marble effect tiled floor, inset LED ceiling lights.

STAIRS DESCENDING TO LOWER GROUND LEVEL

LOWER GROUND INNER HALLWAY

Two radiators, inset LED ceiling lights, oak doors to.

BEDROOM TWO

8' x 13' 5" approx. (2.44m x 4.09m) Double glazed window to front, radiator.

BEDROOM THREE

13' 1" x 13' 5" max. approx. (3.99m x 4.09m) Double glazed windows to side and rear.

BEDROOM FOUR

11' 07" x 10' approx. (3.53m x 3.05m) Double glazed window to side, radiator.

BEDROOM FIVE

9' 4" x 10' approx. (2.84m x 3.05m) Double glazed French doors to side opening out to garden, radiator, built-in low level cupboard.

BATHROOM

Obscured double glazed window to side, radiator, panelled bath with mixer tap and shower attachment, pedestal hand wash-basin, low level WC, tiled splash backs, wood effect vinyl flooring, inset LED ceiling lights.

OUTSIDE

Set back behind an impressive gated, winding private driveway, the property offers extensive frontage with ample parking and access to an attached double garage. To the rear, a beautifully established, expansive wraparound garden unfolds across sloping terrain and adjoining private woodland approaching 1.75 acres (STS), all enjoying sweeping panoramic views across the town. A generous courtyard-style entertaining terrace and an elevated, railed balcony connecting the principal bedroom and sitting room provide superb outdoor living spaces. Completing the arrangement is a stylish timber-clad outbuilding, perfect as a studio or gym, enhanced by its own sauna and shower room, delivering an exceptional touch of luxury.

DOUBLE GARAGE

20' 3" x 20' 2" approx. (6.17m x 6.15m) Twin double up and over door entry, twin windows to rear, door to garden, power and lighting.

SAUNA - GYM/STUDIO OUTBUILDING

20' 4" x 12' 3" approx. (6.2m x 3.73m) Wooden clad, open space with double glazed patio style doors opening to garden and double glazed window to rear, Sauna with wooden benches and heated coal steamer, tiled shower/changing area.

IPSWICH BOROUGH COUNCIL

Tax band F - Approximately £3,406.78 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

St Josephs Independent School. St Mark's Catholic primary & Chantry Academy secondary.

DIRECTIONS

Leaving Ipswich town centre, head south on Bridge St/A137, use any lane to turn slightly right onto Burrell Rd/Stoke St/B1075, turn left onto Stoke St, continue onto Belstead Rd, at the roundabout, take the 2nd exit onto Stone Lodge Ln, turn right onto Queenscliffe Rd, the destination will be on the left.

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)

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Energy performance certificate (EPC)

Queenscliffe Road Ipswich IP2 9AS	Energy rating C	Valid until: 26 November 2035
		Certificate number: 2098-3979-9855-9798-6021
Property type	Detached house	
Total floor area	190 square metres	



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

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