



Spacious Style
Ipswich | Suffolk

EH
EXQUISITE HOME



Spacious Style

Northern Ipswich, bisected by Henley Road lined with a mixture of Victorian, Edwardian and Arts and Crafts houses, is one of the most desirable areas of the county town. Enjoying an enviable location on the northern edge of town, close to Christchurch Park, Ipswich School, Broomhill Park and within a short walk of the town centre, properties in this area are much sought after. Ipswich is a rapidly up and coming community, with a regenerated waterfront, many historic buildings, excellent road and rail links and near two Areas of Outstanding Beauty, Suffolk Coast and Heaths and Dedham Vale. It was recently named as an emerging global destination. With a good mix of private and state schools and plenty of open green space, it's ideal for families.

Standing on a quiet turning just off Henley Road is this beautifully presented detached house built in the 1940s with the generously curving bow windows so typical of the period. The present owners bought it two years ago, attracted by its location close to Ipswich School, Christchurch Park and the town's nearby amenities. They have restored the garden to a tidy, inviting space and redecorated throughout using Farrow and Ball paint. The large block paved drive can easily accommodate three cars and it is enhanced by a well-established flowering cherry tree. There is useful side access to the back garden and two sets of gates in and out of the drive.

Immaculate Interiors

The front door leads into the entrance porch which has natural light flooding in through the window and glass panels in the door. It flows through into the generously sized hallway from which the staircase rises to the

landing. This area is floored in Kardean dark wood flooring. Off to the left, the owners are using the front room with its lovely bow window as a children's playroom. This space would make an excellent family room or snug, filled with light from the bow window and painted in pale colours. Opposite, on the right-hand side of the hall is the home office, again a good size and filled with natural light. The owners have found this room to be invaluable for working from home during the pandemic.

A useful cloakroom is located on the right-hand side of the hall towards the back of the house. A door opens up into the L-shaped open-plan kitchen, sitting and dining space used by the family every day. There have been several children's parties held in this lovely spacious area which opens up on to the garden via the patio doors through which summer breezes blow in hot weather. The generously sized open-plan layout is ideal for entertaining and is the perfect family space. There is plenty of room for sofas and a TV for relaxing and chilling out, while the dining area comfortably seats a good number of people. Two sets of doors out into the garden give the room a sense of light and airiness and bring the outside in. The smart, contemporary kitchen is by Howdens with pale, high gloss units and white granite worktops. A Rangemaster oven gives the flexibility to cook with a gas hob and double electric oven while the fridge, dishwasher and fridge freezer are all integrated. Further, there are two brushed stainless steel kick space heaters at floor level which produce hot and cool air when needed.









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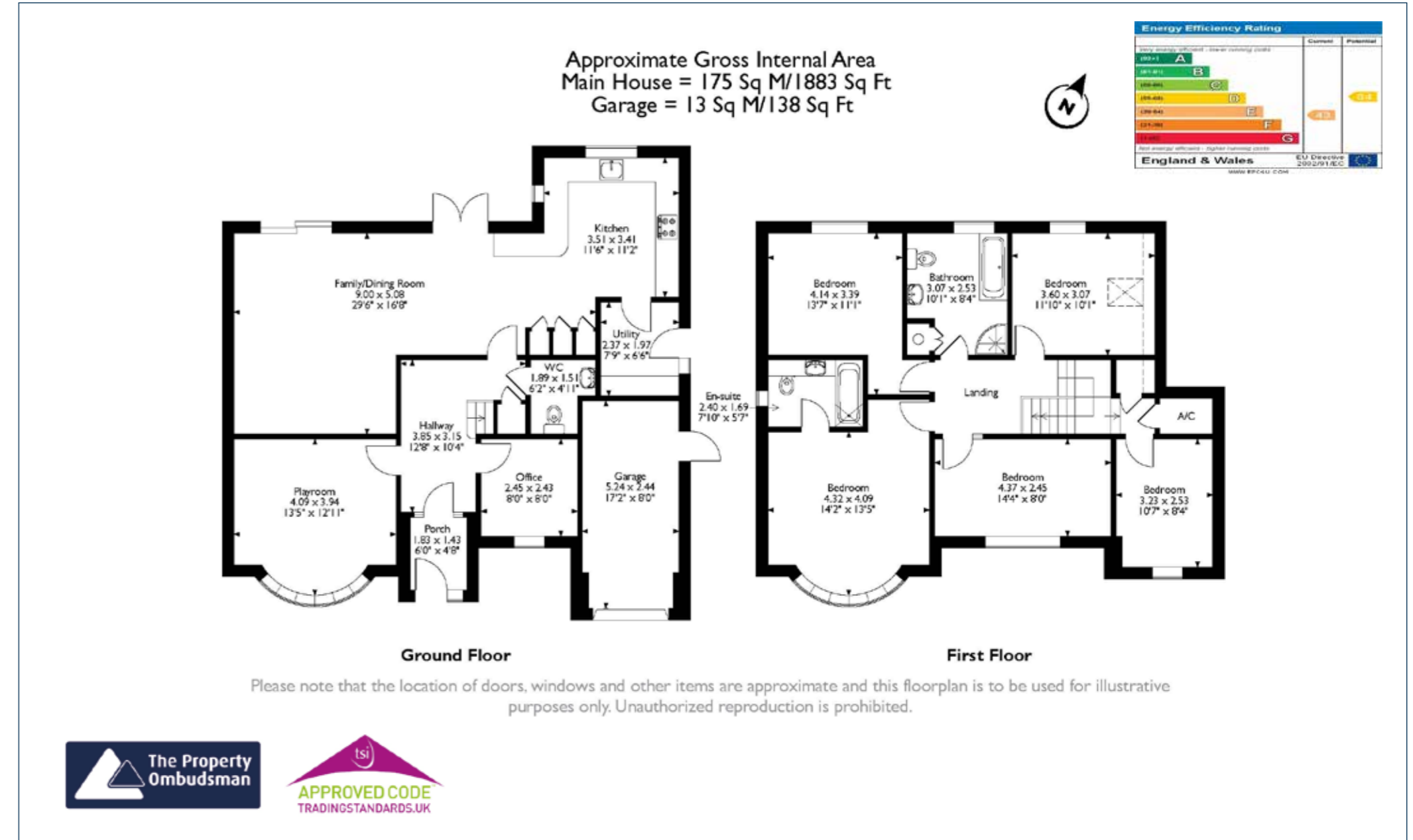
Room For All

The generous proportions and lovely flow continue on the first floor. Five bedrooms and a family bathroom lead off the spacious landing. The principal bedroom enjoys views through its large elegantly curved bay window and benefits from a sleek three-piece en suite bathroom with plenty of storage. There are two bedrooms at the front of the house, ideal sizes for a child's room or guest bedroom. The owners are currently using the smaller of the two as a dressing room, ideal as it has mirrored fitted wardrobes. At the back, looking out over the back garden, there are two further bedrooms, one with a Velux window allowing plenty of natural light in. The family bathroom is beautifully fitted out with porcelain tiles, a bath, walk-in shower and an oversized heated chrome towel rail. There is also an airing cupboard on the landing, ideal for drying clothes.

Perfectly Placed

The back garden has been completely renovated by the present owners. Fully fenced, it has a stone terrace leading from the back of the house with steps down to the lawn. A block paved path winds down through the garden and there is a bark chipped area with children's play equipment which is staying with the house. There is also an on-trend sage green shed, ideal for storage, a decked area and a trellis with roses rambling over it.

The neighbours are friendly and supportive, there is a regular bus route from the end of the road and there are plenty of walks and open green spaces. The town centre is a pleasant walk away and within only a short drive north, Westerfield Station can be found along with several pretty village pubs. With spacious, immaculate interiors, off-street parking and a low-maintenance garden, this lovely house is the perfect home for a family



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