

127 Tuddenham Road, Ipswich, IP4 2TE



Freehold
Guide Price
£750,000
Subject to contract
No onward chain

4 bedrooms
2 reception rooms
Bathroom and en-suite
Landscaped gardens



Some details

General information

Situated in this highly sought-after and recognised location on the northern side of Ipswich is this individual four bedroom detached family home offering good size accommodation over two floors. Whilst it has upvc double glazing and is in presentable condition it does require modernisation and offers plenty of scope for extending, subject to gaining the necessary planning permissions. The landscaped gardens enjoy a westerly facing aspect and the plot is larger than average at nearly 80ft wide.

The reception hall has a glazed open porch to the front, original door, stairs to the first floor, cloaks cupboard and doors off. There is a small cellar which has good head height, this property formerly had oil-fired central heating and the tank remains in situ which has been disconnected and there is now a gas-fired boiler in this room. There is a cloakroom with window to the rear and white suite of basin and WC, chrome towel rail and double cupboard. The sitting room is of generous proportion with windows to three aspects including French doors to the garden, there is an open coal-effect gas fire with original stone surround and hearth. On the opposite side of the hall is a dining room which overlooks the front, there is a serving hatch within a cupboard and swing doors leading to the kitchen.

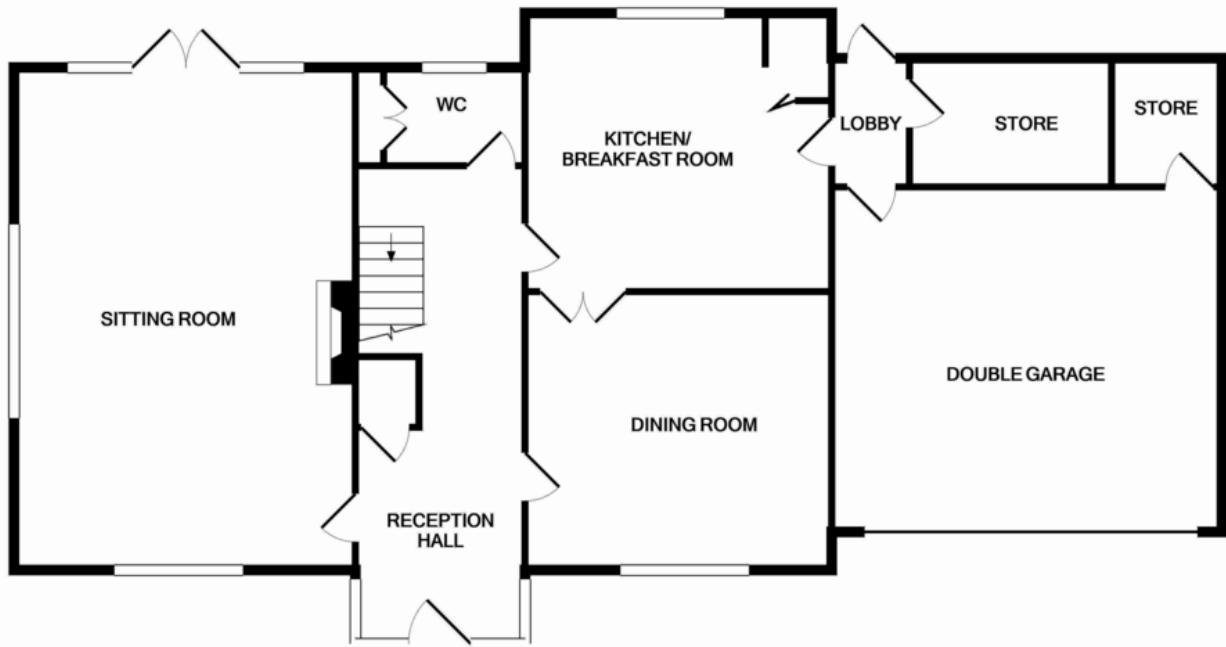
The kitchen has a window to the rear and an extensive range of original cupboards and drawers plus more modern base and eye-level units, work tops, sink with adjacent drinking tap and water softener in cupboard below, plumbing for a washing machine and dishwasher.

Additionally there is the original pantry and door to the rear lobby, from which there is a personal door to the garage and an attached store which could make a utility room.

The landing has a window to the front and built-in cupboards. Bedroom one has windows to two aspects and a range of wardrobes to one wall. Adjacent is a good size en-suite with windows to two aspects, a coloured bath, basin and WC plus a chrome towel rail. There are two further good size double bedrooms with built-in wardrobes and wall-mounted basins. Bedroom four also has built-in cupboards and houses the airing cupboard with tank. There is a bathroom and separate WC, which could be knocked into one, both of which have windows to the rear. There is a modern walk-in shower, basin, chrome towel rail, fully tiled walls and the WC has a low-level suite.

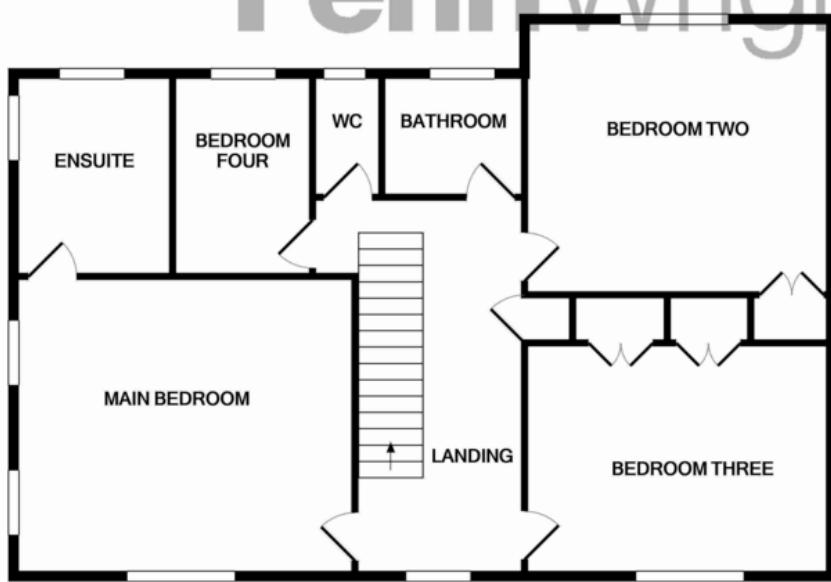


Coming to the market for the first time in over 60 years is this individual detached residence which occupies a double-width plot which enjoys a westerly facing aspect



GROUND FLOOR

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**Reception hall**

22' 2" x 7' 10" (6.76m x 2.39m)

Cellar

9' x 8' (2.74m x 2.44m)

Cloakroom

6' 6" x 4' 6" (1.98m x 1.37m)

Sitting room

23' 4" x 15' 10" (7.11m x 4.83m)

Dining room

14' 3" x 12' 11" (4.34m x 3.94m)

Kitchen

14' 3" x 12' 6" (4.34m x 3.81m)

Landing

17' x 7' 10" (5.18m x 2.39m)

Bedroom one

15' 10" x 13' 11" (4.83m x 4.24m)

Ensuite

9' 1" x 7' 5" (2.77m x 2.26m)

Bedroom two

14' 3" x 12' 5" (4.34m x 3.78m)



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Bedroom three

14' 3" x 10' 10" (4.34m x 3.3m)

Bedroom four

9' 2" x 6' 6" (2.79m x 1.98m)

Bathroom

6' 6" x 6' (1.98m x 1.83m)

WC

6' x 2' 6" (1.83m x 0.76m)

The outside

The extensive landscaped grounds enjoy a westerly facing aspect. To the front is a driveway which provides parking for numerous vehicles and in turn leads to an attached garage measuring 18' x 16' with an electric roller door and integrated store. The remainder of the front garden is laid to lawn with border and inset shrubs, it is enclosed by a low brick wall and fencing.

To the immediate rear is a large crazy-paved patio leading to extensive shaped lawns with border and inset shrubs plus conifer screen to the side. It is fully enclosed by fencing and hedging. There is a garden shed and triangular-shaped summerhouse to remain. The garden measures approximately 95' x 80'.

Where?

Tuddenham Road lies on the northern side of Ipswich within the Northgate School area and offers easy access to both Ipswich Independent School, St. Margaret's Primary School and Christchurch Park. Ipswich town centre, the thriving Waterfront and Mainline Station are within easy reach as is the A12/A14 commuter links.

Important information

Council Tax Band - F

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

Tenure - Freehold

EPC rating – E

Our ref - CJ



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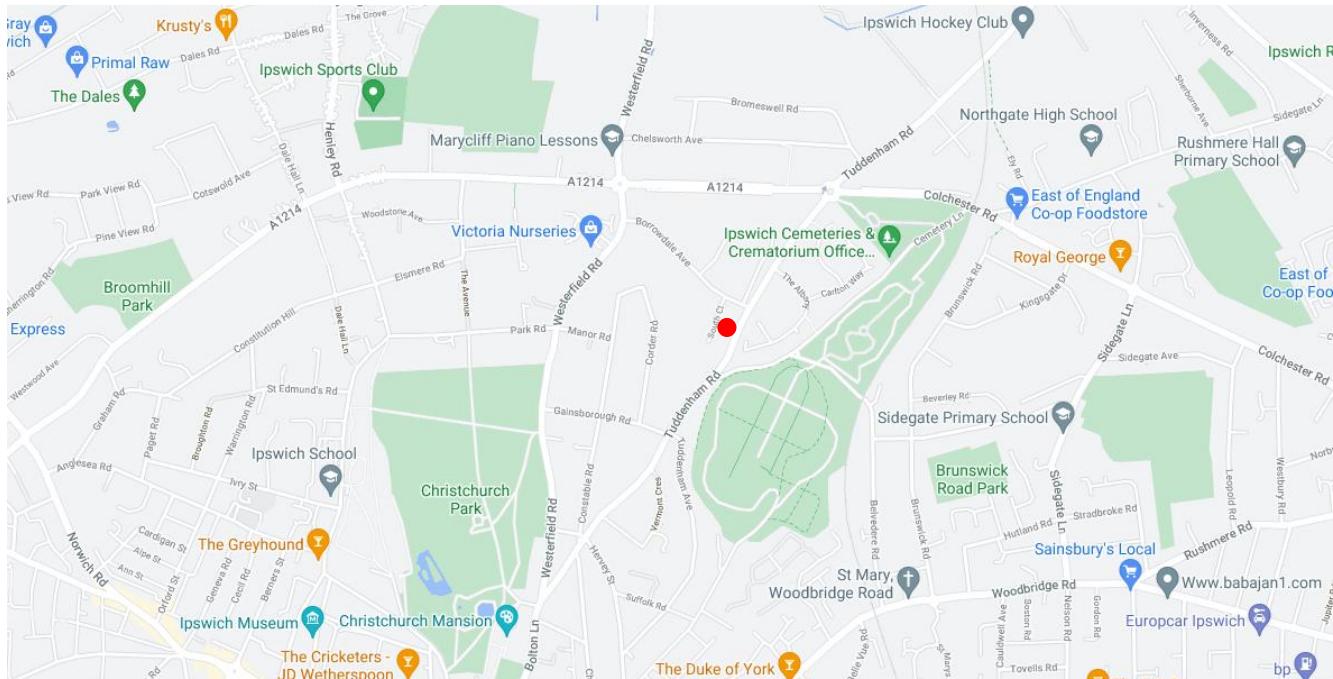
Further information

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.



Directions

Proceed across Ipswich town centre on Crown Street, fork left onto Soane Street at the bottom of Christchurch Park. At the T-junction turn left onto Bolton Lane and then fork right onto Tuddenham Road adjacent to the Woolpack Public House. After cresting the hill and passing Gainsborough Road on the left take the next turning on the left into Borrowdale Avenue, then immediate right into the continuation of Tuddenham Road. The property can then be found on the left hand side.

To find out more or book a viewing

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