

211 Woodbridge Road, Ipswich, IP4 2QJ



Freehold

Guide Price

£425,000

Subject to contract

North East Ipswich

4 bedrooms
3 reception rooms
Contemporary kitchen
Garage & parking



Some details

General information

This imposing 19th century four-bedroom family house is situated on the North Eastern side of Ipswich just a short distance from the town centre, Waterfront and Christchurch Park. It retains many period features including picture rails, high ceilings, fireplaces and five sash style windows, fireplaces with gas fires in the sitting room and family room and a curved staircase leading off an impressive reception hall. The property has gas central heating (not tested) and replacement double glazed sash style windows to the front aspect.

The property offers approximately 1700 sq ft of accommodation comprising a generous south facing sitting room, a family room/study, a separate dining room with dual aspect leading to a contemporary kitchen and second staircase with door to the garden. To complete the ground floor there is a door to the cellar plus a shower room which includes a WC, basin and shower.

The contemporary kitchen has an extensive range of base and eye level units, Quartz work surfaces, two sinks and space for a fridge/freezer. Integrated appliances include an instant hot water tap, microwave, double oven with hob and extractor fan.

The first floor landing provides direct access to all rooms except bedroom two. Bedroom one and four overlook the front garden and both have sash style windows. Bedroom one is a spacious double bedroom with fitted wardrobes and storage. Bedroom four is a single bedroom with built in storage. The large family bathroom has a window to the rear and comprises of a corner bath with shower over, basin, WC and bidet.

There is a separate WC/laundry room accessed via the landing which has a WC, basin and plumbing for a washing machine and tumble dryer. Bedroom three is also accessed from this landing and faces the side garden. Bedroom two can be accessed directly via the second staircase and has direct access to the kitchen.



Offering approximately 1700sq.ft. of accommodation is this impressive four bedroom semi-detached house.

BASEMENT LEVEL

GROUND FLOOR

1ST FLOOR





Reception hall

Sitting room

15' 5" x 13' 11" (4.7m x 4.24m)

Family room

13' 3" x 11' 5" (4.04m x 3.48m)

Dining room

13' 10" x 10' 8" (4.22m x 3.25m)

Shower room

5' 3" x 4' 9" (1.6m x 1.45m)

Kitchen

13' 9" x 9' 10" (4.19m x 3m)

Cellar

12' 1" x 10' 2" (3.68m x 3.1m)

Landing

Bedroom one

15' 5" x 12' 10" (3.99m x 3.91m)

Bedroom four

17' 1" x 4' 3" (5.21m x 1.3m)

Bedroom two

13' 9" x 10' 1" (4.19m x 3.07m)



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Particulars for 211 Woodbridge Road, Ipswich, IP4 2QJ

Bedroom three

11' 10" x 10' (3.61m x 3.05m)

Bathroom

13' 2" x 7' 7" (4.01m x 2.31m)

WC/laundry room

8' 2" x 4' 9" (2.49m x 1.45m)

Outside

Outside there are mature gardens - mainly shingle at the front, part lawn at the rear with outside seating area. There is a detached garage with power and light and a brick built outhouse also with power and light. There is parking on the drive for numerous cars.

Location

The property is located within the popular Northgate School area and close to Christchurch Park. For the commuter there is a regular bus service to Ipswich Hospital and the town centre which provides ample shopping facilities, coffee houses, bars and restaurants. There is easy access to Ipswich mainline railway station with links to London's Liverpool Street.

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

Our ref - RMB

Agents note

The property does have a flying Freehold with the neighbouring property, further explanation of this can be provided upon request.

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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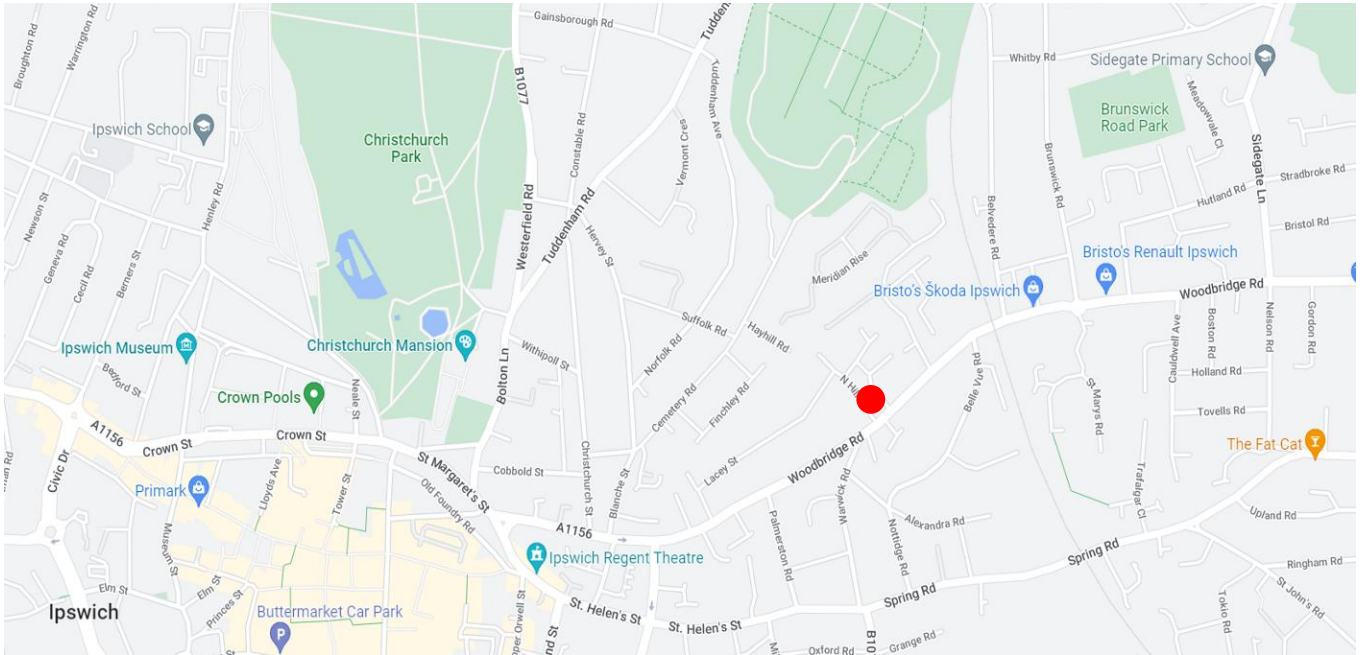
Viewing

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Directions

Proceed out of Ipswich along Crown Street joining Woodbridge Road, remain in the left hand lane and after passing the turning on the right for Argyle Street the property can be found a short distance along on the left hand side.

For vehicular access, from Woodbridge Road and before reaching the property turn left into Lacey Street and continue to the end of the road. Turn right onto North Hill Road and right into Haslemere Drive. Turn right again into Bank Road where the garage and parking can be found on the right hand side, identified by a Fenn Wright board.

To find out more or book a viewing

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