

2 Manor Road, Ipswich, IP4 2UX



Freehold

Guide Price

£800,000

Subject to contract

**Close to Christchurch
Park**

4 bedrooms
3 reception rooms
2 bathroom



Some details

General information

This unique residence occupies a prominent corner plot in this highly sought-after location which lies very close to Christchurch Park. It is set in grounds which extend to approximately quarter of an acre and the principal rooms enjoy its predominantly westerly facing aspect. It has four bedrooms and three reception rooms, retains many original features and whilst it does have gas central heating it does require modernisation throughout. There is also a large loft which could be suitable for conversion to provide additional accommodation along with a detached double garage, an attractive building with peg-tile roof, which could make a useful home office or annex subject to planning.

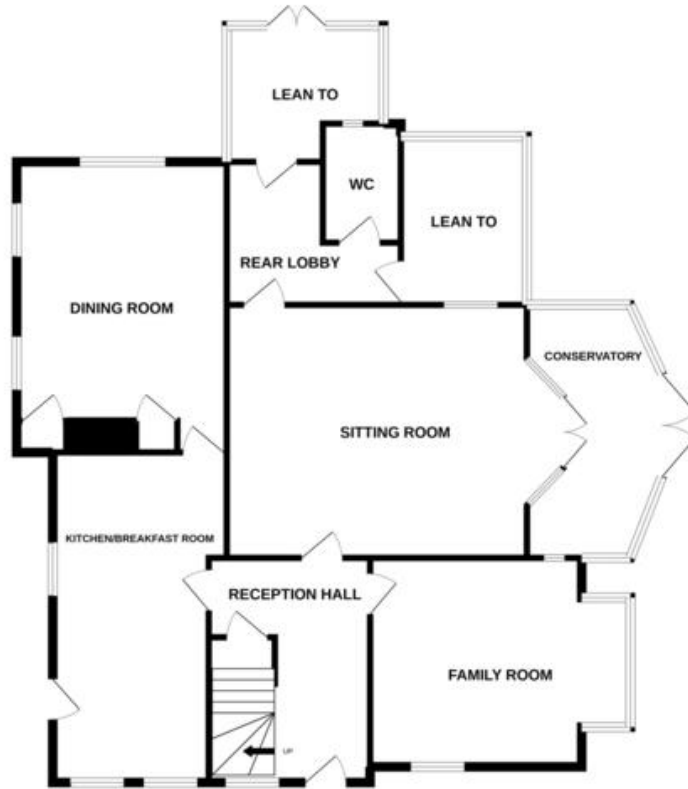
To the front of the property is an attractive storm porch with door to the reception hall which has a window to the front, picture rail and cornice, stairs to the first floor with cupboard below and doors off. The dining room has bay window to the side overlooking the garden, windows to the front and rear and cornice. Adjacent is the good size sitting room which has a bay window to the side with French doors leading to a conservatory, a window to the rear, open fireplace with marble surround and door to an inner hall. The conservatory is of upvc construction with bay window to the side and French doors to the garden. The rear hall has a number of doors off leading to a garden room, cloakroom, rear porch and the family room which has windows to the side and rear, built-in cupboards and door to the kitchen/breakfast room. The kitchen/breakfast room has windows to the front and side, there is a range of limed oak base and eye-level units, glass fronted cabinets worktops, double sink, 4-oven aga and plumbing for a washing machine. There is a return door to the hall and a side lobby with window to the rear and door to the garden.

The landing has a airing cupboard, loft with ladder which houses a sauna and could be suitable for further accommodation. There are three generously proportioned double bedrooms, all with built-in wardrobes and cupboards - one has a built in shower another has a sink. The fourth bedroom is l-shaped with an intrusion from the head of the stairs. There are two bathrooms and a separate WC all with coloured suites.

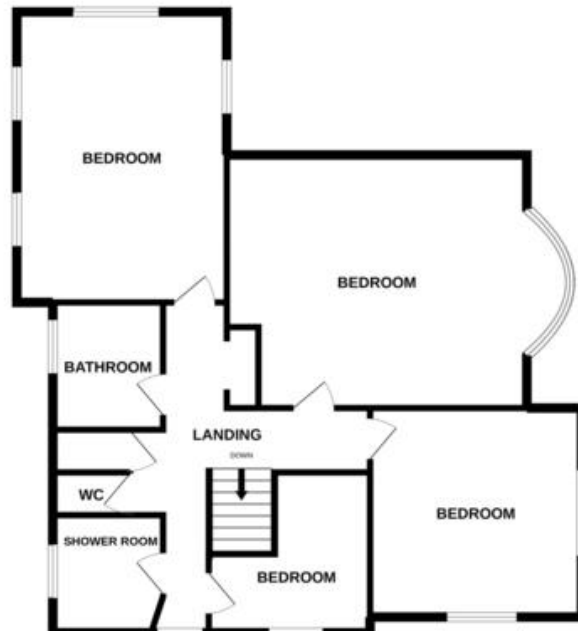


This individual older style detached house occupies a prominent corner position. It is set in grounds of a quarter of an acre and requires extensive modernisation.

GROUND FLOOR
1421 sq.ft. (132.0 sq.m.) approx.



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1ST FLOOR
1056 sq.ft. (98.1 sq.m.) approx.





Reception hall

13' 11" x 9' 10" (4.24m x 3m)

Sitting room

17' x 15' 1" (5.18m x 4.6m)

Conservatory

13' 9" x 7' 1" (4.19m x 2.16m)

Dining room

15' 8" x 12' 10" (4.78m x 3.91m)

Family room

16' 4" x 13' 1" (4.98m x 3.99m)

Kitchen/breakfast room

20' 3" x 10' 5" (6.17m x 3.18m)

Rear hall

10' 5" x 8' 5" max (3.18m x 2.57m)

Rear porch

10' x 5' 7" (3.05m x 1.7m)

Garden room

11' 6" x 7' 5" (3.51m x 2.26m)

Cloakroom

6' 10" x 5' (2.08m x 1.52m)



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Particulars for 2 Manor Road, Ipswich, IP4 2UX

Landing

Bedroom one

18' 6" x 15' 10" (5.64m x 4.83m)

Bedroom two

17' 9" x 13' (5.41m x 3.96m)

Bedroom three

13' x 13' (3.96m x 3.96m)

Bedroom four

10' x 9' 10" (3.05m x 3m) L-shaped

Bathroom

7' x 6' 10" (2.13m x 2.08m)

Bathroom

6' 9" x 6' 5" (2.06m x 1.96m)

WC

Outside

The property occupies approximately a quarter of an acre plot measuring 85ft x 130ft. The majority of the grounds lie to the side and enjoys a south-west facing aspect, is predominantly laid to lawn with border and inset shrubs, mature trees and a paved patio. It is predominantly enclosed by brick walls and fencing. Twin wooden gates lead to a large driveway which provides parking for a number of cars and in turn leads to a detached brick built double garage, measuring approximately 18ft x 15ft with a part-vaulted ceiling, twin doors and an up/over door to the front. This attractive building has a peg-tile roof, power and light and its own small enclosed garden to the rear. This building could quite easily lend itself to annexe accommodation or a home office, subject to planning. Attached to the side of the property is a brick built store housing a gas-fired boiler.

Location

Manor Road lies on the norther side of Ipswich, a stone's throw from Christchurch Park through which a short walk takes you to the town centre with its abundance of shops, coffee houses and bars. Further south is the thriving waterfront with an excellent range of restaurants. For the commuter Ipswich mainline station is within easy reach and the A14/A12 are close by.

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Important information

Council Tax Band - G

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

Tenure - Freehold

EPC rating - F

Our ref - CPJ

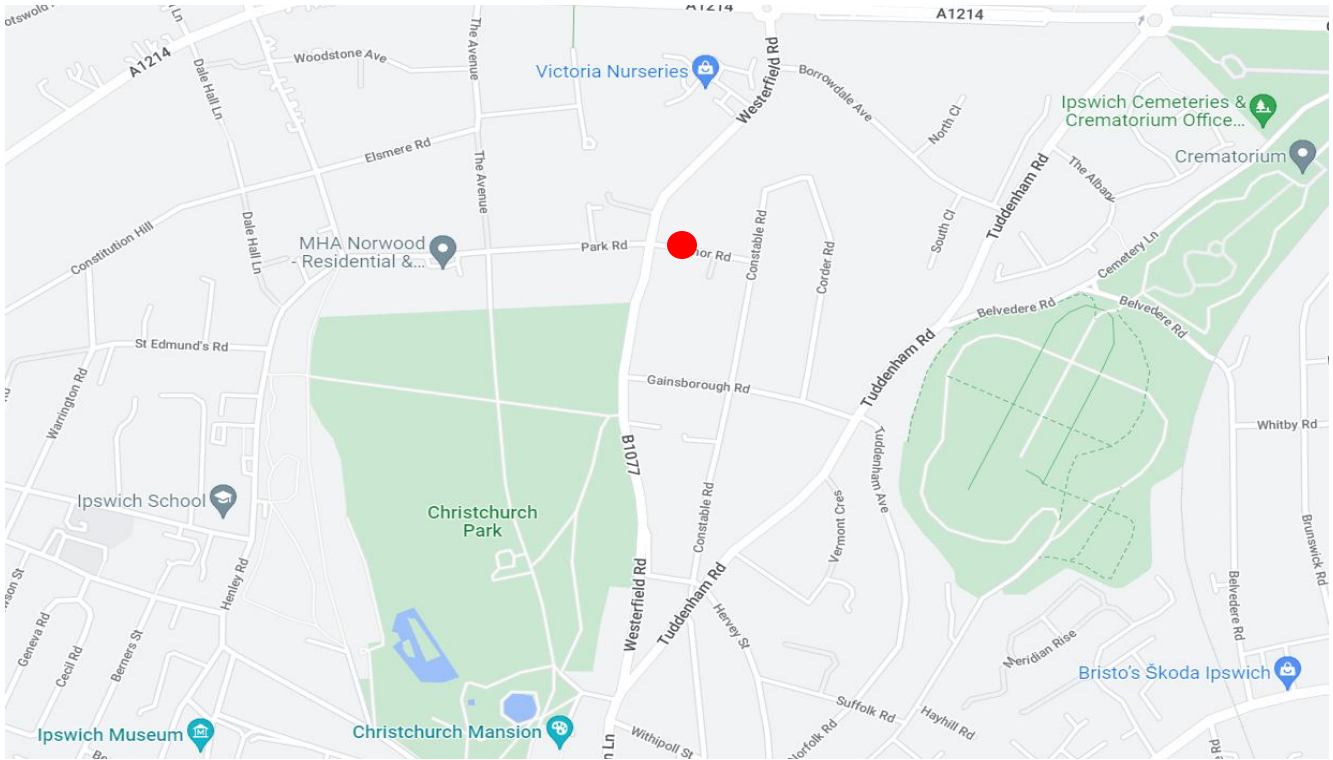
Further information

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 north of Ipswich town centre on Civic Drive, at the roundabout continue straight across on to Berners Street. At the crest of the hill turn right onto Anglesea Road then left onto Henley Road. Take the next turning on the right into Park Road then go straight across at the junction with Westerfield Road and the property can be found on the right.

To find out more or book a viewing

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