



Fenn Wright
Signature

58 Anglesea Road, Ipswich,
Suffolk IP1 3PW



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Situated on the northern side of Ipswich, a short walk from Christchurch Park and Ipswich School, is this substantial detached residence offering versatile family accommodation over three floors.

This four bedroom detached residence has two en-suites and family bathroom, 29ft kitchen/dining room, two further reception rooms and a superb self-contained lower ground floor annexe which includes a sitting/dining room, kitchen, bedroom and bathroom.

- Four bedrooms
- Two reception rooms
- Annexe
- Landscaped gardens
- Home office
- Ample parking

The reception hall has windows and door to the front, Travertine floor and stairs to the first floor. The cloakroom has a basin and WC. The study overlooks the front and on the opposite side of the hall is a large sitting room with three windows to the front, an open fire with marble surround and hearth, to one side of which are alcove cupboards and shelving. Overlooking the garden is a large open-plan kitchen/dining/entertaining space with windows and French doors. There is an extensive range of base and eye-level units, granite work surfaces extend to a breakfast bar, a sink, an integrated dishwasher together with a double oven, combination oven, 5-ring hob, microwave and extractor. Travertine flooring extends to the dining area and a door to the inner hallway which has a return door to the hall, stairs to the lower ground floor annexe and the laundry room which has a window to the rear, base and eye-level units, plumbing for a washing machine, tumble dryer, sink and it has the gas-fired boiler plus water softener.

The first floor landing has a sash window to the front and doors off. The main bedroom overlooks the front with built-in wardrobes, a dressing room with built-in cupboards, a window to the side and an en-suite with window, walk-in shower, basin and WC. The guest bedroom overlooks the rear and has an en-suite with walk-in shower, basin and WC. There are two further bedrooms, both with built-in wardrobes, and the bathroom has corner bath, twin basins and WC.

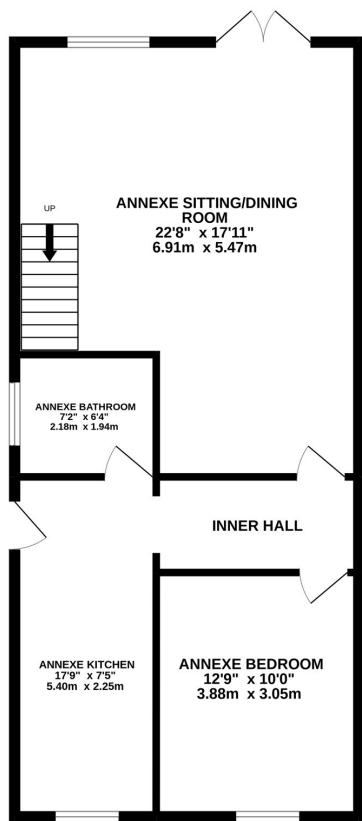
The lower ground floor houses a superb annexe which has a sitting/dining room with window and French doors to the garden, it also has a wood-effect enclosed gas fire with marble surround and hearth. The inner hall opens on to the kitchen which has a window to the front, oak-fronted base and eye-level units, worktops, integrated appliances include an oven, hob, extractor, slim-line dishwasher and fridge/freezer, there is also a door to the garden. The bedroom overlooks the front and has an extensive range of built-in bedroom furniture. The bathroom has a walk-in shower, basin and WC.



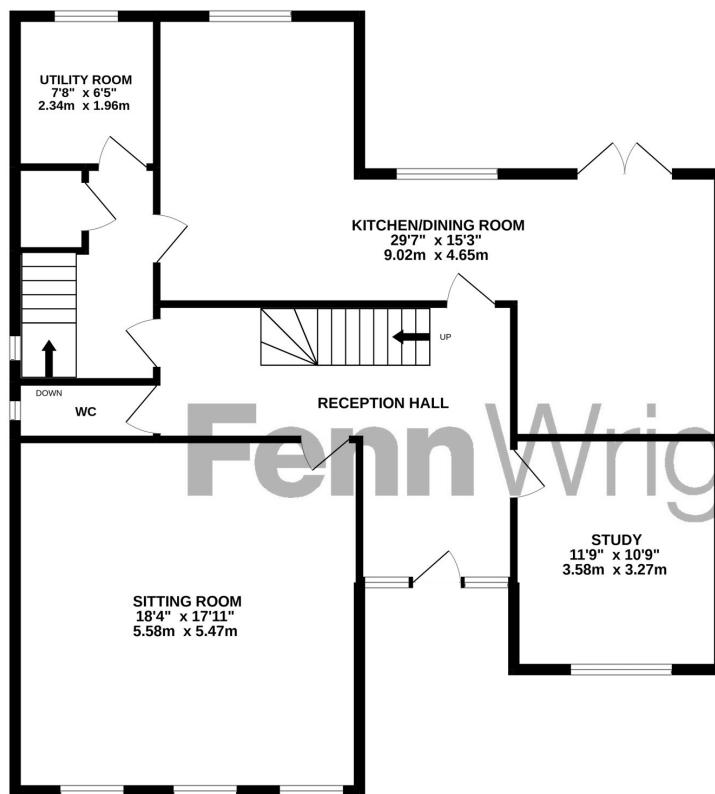




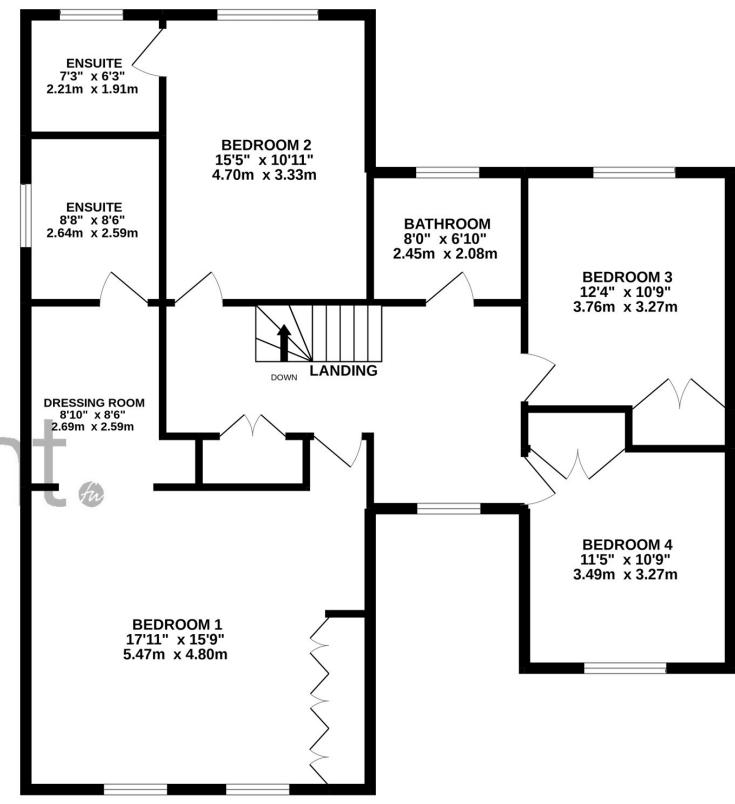
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



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Outside

A cobbled driveway provides parking for a number of vehicles and there are steps rising to the front door. The remainder of the front garden is laid to bedding which is enclosed by a traditional wall and railings.

The landscaped rear garden is on two tiers, measuring approximately 50' in length. The upper tier is laid to paving which is enclosed by fencing and railing to the rear of which is a home office measuring 14'6 x 9'10 with windows and French doors to the front, it is insulated, has power and light connected along with air conditioning. A stair flight leads down to the lower tier which is also accessed from the annexe. It has a paved patio leading to a shaped lawn with border shrubs and is enclosed by brick walls and fencing.

Location

Anglesea Road lies on the Northern side of Ipswich within easy striking distance of the town centre and Christchurch Park with its 80 acres of parkland, arboretum and tennis courts. This area is particularly favoured with commuters looking for access to the A12/A14 and mainline station to London Liverpool Street.

There are excellent local shopping facilities nearby with the town centre and Waterfront beyond, both offering a superb range of shopping facilities, restaurants and bars. The property lies close to Ipswich School, popular primary schools and within the Northgate School area.

Directions

Proceed north of Ipswich town centre on Civic Drive, at the roundabout continue straight across onto Berners Street. At the crest of the hill turn left onto Anglesea Road and the property will be found on the right after the turning for Paget Road.

Important Information

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

Tenure - Freehold

Council Tax Band - G. Also, Council Tax Band - A applies to the annexe (exempt from charges if it is occupied as the main residence of a dependent relative living in the main dwelling).

EPC rating - C





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