



**Fenn Wright**  
Signature

169 Woodbridge Road, Ipswich,  
Suffolk IP4 2PE



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Situated in an elevated position on the north eastern side of Ipswich is this impressive Victorian detached residence offering in excess of 2000 sq.ft. of accommodation and occupying a plot approaching a quarter of an acre.

This stunning four bedroom family home has been beautifully refurbished blending contemporary accommodation with it's many period features including Victorian style radiators, original stripped wooden floors and fireplaces. It provides substantial accommodation including an open-plan kitchen/dining room, sitting room and a family room/cinema room.

- Four double bedrooms
- Original stripped floorboards and pine doors
- Sitting room with bay window overlooking the side garden
- 26ft kitchen/dining room
- Utility room
- Bathroom, shower room and en-suite
- Victorian-style cast iron radiators
- Replacement double glazed sash-style windows



The original front door opens into a good sized reception hall with original stripped wooden flooring that flows into the ground floor accommodation, stairs to the first floor and doors off.

The sitting room is of generous proportions and has a marble fireplace and double glazed sash style bay window overlooking the garden. Adjacent is the kitchen/dining room which is 26ft. in length with a further double glazed sash style bay with double doors to the garden. The kitchen has a range of grey contemporary eye and base level units with wooden work surfaces and sink. There is a matching central island/preparation unit and a range of appliances including an electric range style cooker with extraction canopy and integrated fridge/freezer and dishwasher. There is a door to a generous pantry cupboard and a further door leading to the utility room with a window and door to the side, matching grey base level units, ready to house a washing machine and tumble-dryer, with wooden work surfaces. A door opens into the ground floor shower room which has a tiled floor, window to the side and a white suite of basin, WC and shower. Stairs also lead down to the lower ground.

On the lower ground level is a hall which has an original feature window and doors off to a double bedroom. Adjacent is the family room/cinema room which is 21ft. in length, has a window to the side and a glassed door providing access to a further lobby with impressive skylight and door to the outside.

The first floor landing has original pine doors off to the substantial main bedroom with a window overlooking the side garden, data-points, cast iron fireplace and door to the en-suite with a tiled floor, WC, basin, shower and heated towel rail. There is a further double bedroom to the first floor with sash-style window. The family bathroom has a tiled floor, sash style window and an impressive white suite of freestanding roll top bath, WC, basin and shower.

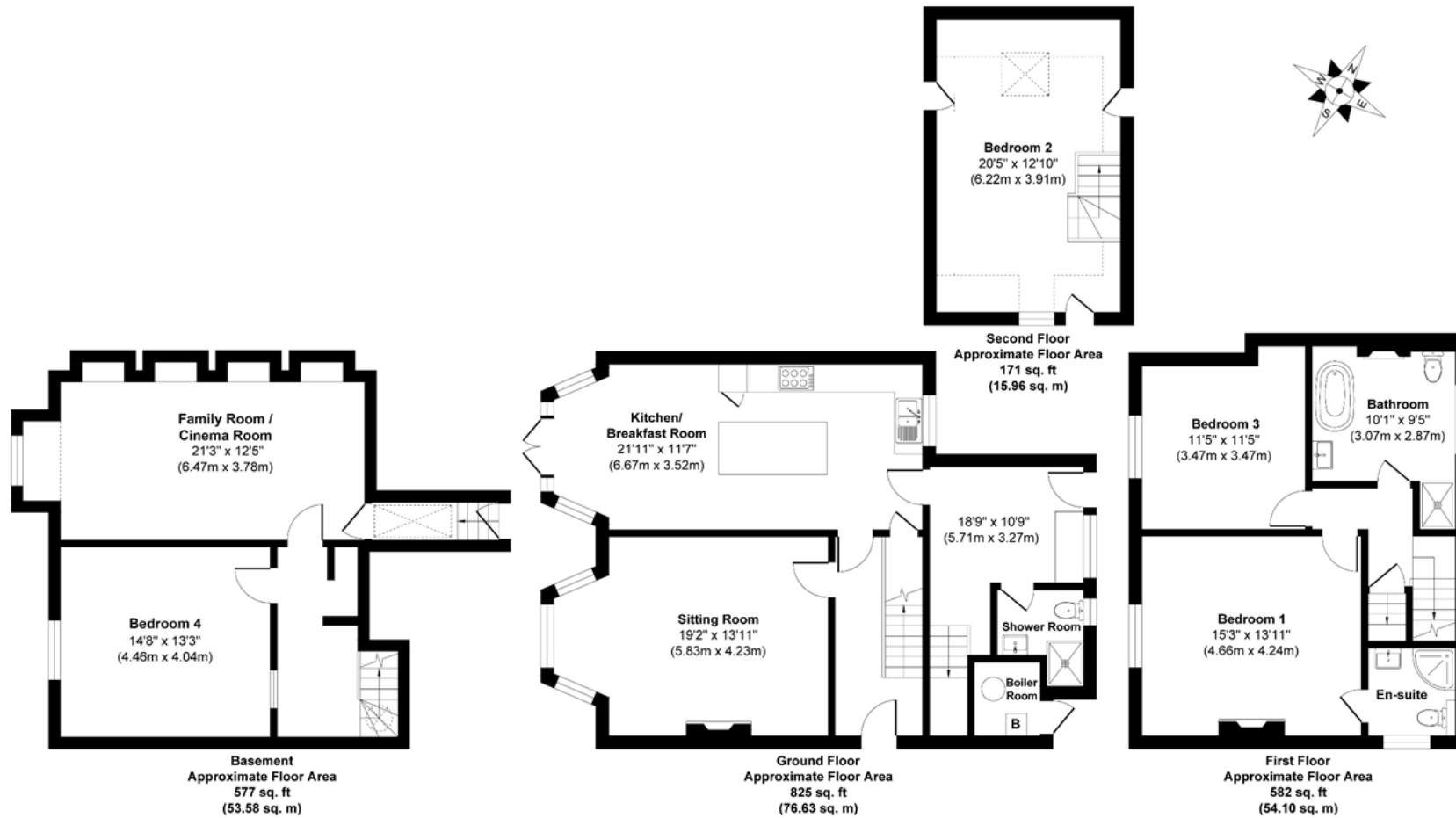
The landing also has a door that leads to the second floor which comprises a further double bedroom with eaves storage, exposed beams, velux window and window to the front.







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**Approx. Gross Internal Floor Area 2155 sq. ft / 200.28 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

### Consumer Protection Regulations 2008

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## Outside

The property occupies an elevated position and at the front of the property is an original brick wall with wrought-iron gates leading to the path which has steps leading up to the front door. To the right of the property is a compressed shingle driveway which provides parking for at least two cars and access to the gardens.

The garden is mainly laid to lawn with various mature borders, trees and shrubs. There is a rose garden and lawn to the side of the property which has steps leading up to the kitchen/dining room. It is enclosed by a brick wall and fencing. There is an external plant room which houses the boiler and a further door that leads down to the lower ground.

## Location

Woodbridge Road is situated on the north-eastern side of the town a short distance of Christchurch Park and it's 85 acres of rolling parkland. Further south is Ipswich town centre and thriving waterfront which both have a number of restaurants, coffee houses, bars and shopping facilities. For the commuter Ipswich mainline station is easily accessible with it's fast and frequent services to London Liverpool Street.

## Directions

Proceed across Ipswich in an easterly direction along Crown Street joining St. Margaret's Green and eventually Woodbridge Road. Continue along Woodbridge Road in the left hand lane for some distance, passing the primary school on the right and the property can be found on the left hand side identified by a Fenn Wright board.

## Important Information

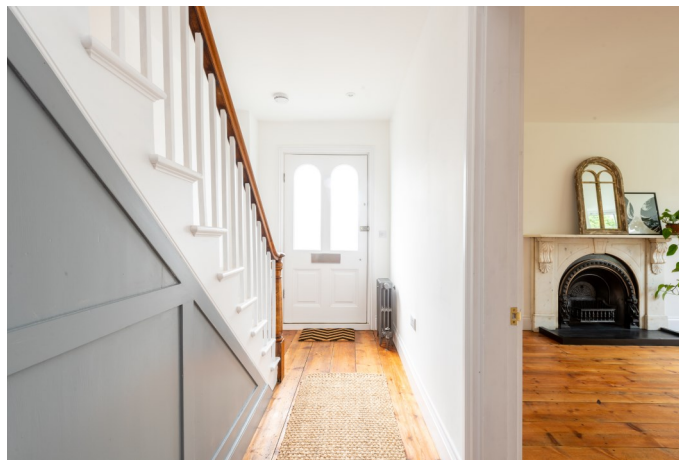
Services - We understand that mains water, drainage, gas and electricity are connected.

Tenure - Freehold

Council Tax Band - E

EPC rating - D

Our Ref - CJJ





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