



EH
EXQUISITE
HOME

PERFECTLY PLACED

Ipswich is one of England's oldest towns, a thriving centre of commerce, culture and history. It has a remarkably high number of medieval churches, a wonderful mix of architectural styles including the UK's youngest Grade I listed building, a bustling regenerated waterfront lined with apartments and vibey bars and restaurants and beautiful parks. The town is near not one but two Areas of Outstanding Natural Beauty, Suffolk Coast and Heaths and Dedham Vale. It is within easy reach of the Heritage Coast with the gracious resorts of Southwold, Walberswick, Aldeburgh and Thorpeness and is surrounded by beautiful open countryside. In 2020, it was named as an emerging global destination. The station has frequent fast trains going straight into Liverpool Street and there is easy access to the A14 and A12. Ipswich has a number of excellent state and private schools and plenty of green spaces, ideal for families.





Sitting on a no-through road just a five minute walk from beautiful Christchurch Park and in one of the best parts of Ipswich is this delightful detached house built around forty years ago. The present owners bought it five years ago as it was in exactly the secluded and convenient location they were looking for. Ipswich School is a safe eight minute walk away and the town centre is easily accessible. There is a gravelled drive to the front of the house with enough room for several cars, plus an electric car charging point. A set of stairs to the right leads up to the rear door and gives access to the garden. There is also a small shed, ideal for bike storage.

The front door opens into the light-filled, welcoming entrance hallway with its oak floor and white painted banisters. To the right is a dual aspect double bedroom with a smart en suite shower room. This is used as the guest suite and along with the hallway is on the ground floor. The house is built into a hill giving it the great benefit of being on two levels while having the first floor on the same level as the beautiful garden. The owners host guests in their suite, but have used it for Airbnb. With its proximity to town, this is the ideal place for those who come to work in Ipswich to stay and could provide a useful income stream. The staircase leads up to the generous landing which has enough room for furniture. To the right is the delightful triple aspect sitting room with a pair of French doors opening into the wraparound garden. Painted in dark and light grey and with an open fire, it is a cosy and inviting room which the family tend to use more in the winter. The side door leads into the boot room which is presently used for storage however, there is certainly more than enough space for a multitude of uses. Next door, the utility room has plumbing for the washing machine and tumble drier plus an integrated full height freezer, a sink and storage. Next door to the sitting room is the principal bedroom with its sleek en suite shower room in grey and white with double shower and raindrop showerhead. The landing leads into a long hallway and to the left is the absolutely magnificent garden room with light pouring in through the glass. The owners have fitted tailor made roof blinds to cut down on the glare and heat and this is where they tend to sit in the summertime, enjoying views over the paved terrace area and the pool. There is a vast amount of space in here and over the years, it has been used to host parties and as an overflow reception room. To the right is a large double bedroom with built in wardrobe and shelves and next door is the three piece family bathroom with a bath with shower over, sunken basin with plenty of storage, glossy white tiles and attractive window shutters. The third double bedroom is currently being used as a home office and benefits from a built in wardrobe. The stunning light filled kitchen/breakfast room is simply delightful, with a feature wall painted in raspberry sorbet, high gloss dark grey units (all soft close), oak flooring, double bifolds into the garden, an island with a sink, hidden plug socket tower and wine fridge, a large electric three oven and grill with gas hob and hotplate, integrated microwave, dishwasher and fridge freezer and glossy subway tiles. It has more than enough room for a table and chairs and a comfy sofa. Perfect for cooking and entertaining, it has played host to several family Christmases and many parties.



Beautifully Appointed



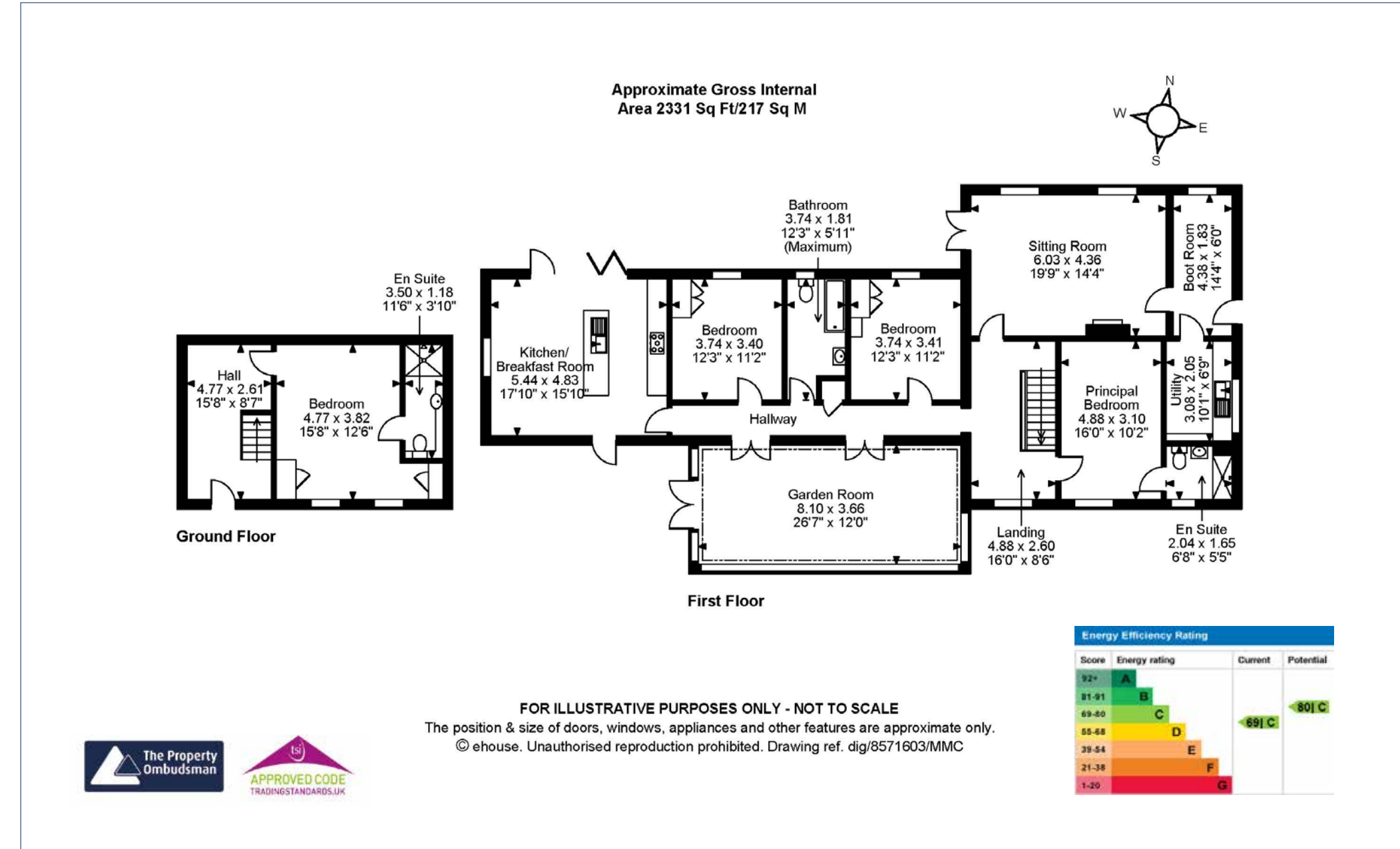
“A warm and welcoming family home....”



LOCATION

The garden is mainly laid to lawn and is not overlooked. It is perfect for children with plenty of room for play equipment, and is completely safe as it is closed off from the front by a gate. A mature beech hedge adds to the privacy and seclusion. There is a small decking area, ideal for al fresco dining or a glass of wine at the end of the day and a beautiful outdoor pool complete with sheds to house the associated heat pumps and equipment. Perfect for summer pool parties, it is a delightful addition to this peaceful back garden. There is a useful larger shed for storage and several mature trees plus some well established bushes and shrubs adding to the colour and texture of the garden.

Undoubtedly one of the most sought-after areas of the town is around Christchurch Park, where double-fronted Victorian and Edwardian houses stand in quiet gardens and a mix of houses and elegant apartments sit on the hilly roads around one of the town's most famous and beautiful open green spaces. Ipswich School is located here, while the town centre is an easy walk away. The station, the shops and the waterfront can all be accessed quickly and conveniently and the tranquil streets lined with gracious housing seem to belong in a peaceful suburb, rather than on the very edge of the town centre.



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