



31 Park Road, Ipswich
Ipswich

Guide Price **£875,000**



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Ipswich

An Elegant 1930s residence on Park Road, Ipswich – Moments from Christchurch Park
Set discreetly back from one of Ipswich's most sought-after roads, this distinguished 1930s detached residence offers refined family living in an enviable setting north of Christchurch Park. A rare opportunity to acquire a period home of such scale and charm, this handsome property effortlessly marries timeless architectural detail with tasteful modern comforts.

Accessed via a private gravelled driveway, the property sits gracefully within mature, landscaped grounds, offering privacy, tranquillity, and generous outdoor space to the front and rear. The home itself, of traditional brick construction with rendered elevations beneath a tiled roof, exudes character from the moment of arrival.

Internally, the accommodation is expansive and beautifully proportioned, extending to over 2,500 sq ft. The welcoming entrance hall, with its solid wood flooring and original dado rail, sets the tone for the home's understated elegance. Three principal reception rooms, including a formal sitting room with a feature fireplace and a bright conservatory, provide versatile living space ideal for both entertaining and family life.



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The heart of the home lies in the kitchen – a thoughtfully designed space featuring granite worktops, premium appliances including Siemens and Neff fittings, and a walk-in pantry. French doors lead to the garden, offering a seamless flow between indoor and outdoor living.

Upstairs, four generously sized bedrooms provide comfort and privacy, including a splendid dual-aspect principal suite with fitted wardrobes and stripped pine flooring. The second bedroom benefits from its own en-suite shower room, while the remaining rooms feature built-in storage and charming period touches. A well-appointed family bathroom and additional cloakroom complete the first floor.

The gardens are a true highlight: to the front, manicured lawns and a paved terrace are framed by mature trees and a small woodland copse, while the rear garden is laid mainly to lawn and includes two outbuildings offering additional storage or potential for creative use.

Further features include gas-fired central heating, UPVC double-glazed windows throughout, ample off-road parking, and a detached garage.

Location

Park Road is widely regarded as one of Ipswich's premier residential addresses, lying just a short stroll from the verdant expanses of Christchurch Park. The location offers convenient access to a range of local amenities, well-regarded schools, and excellent transport links, making it ideal for families and professionals alike.

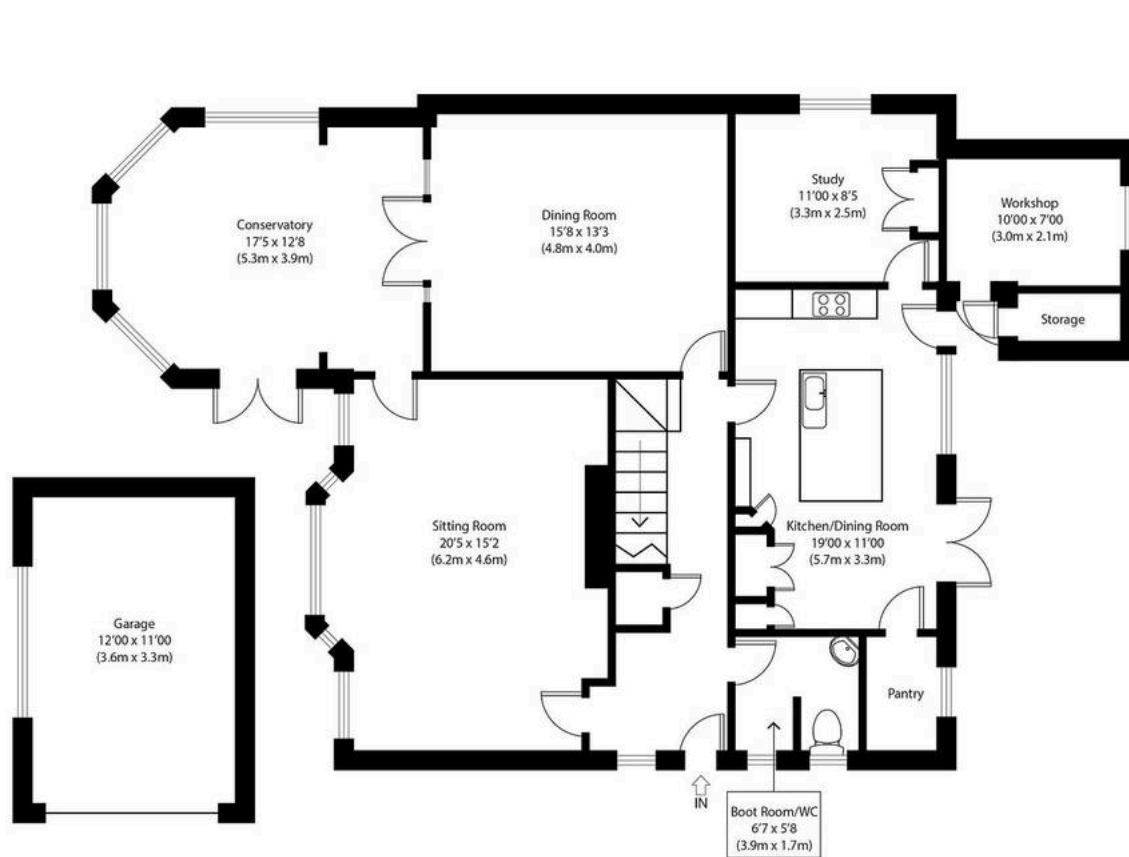
This is a rare opportunity to secure a substantial and beautifully maintained period home in a prime setting – early viewing is highly recommended.

Council Tax band: F

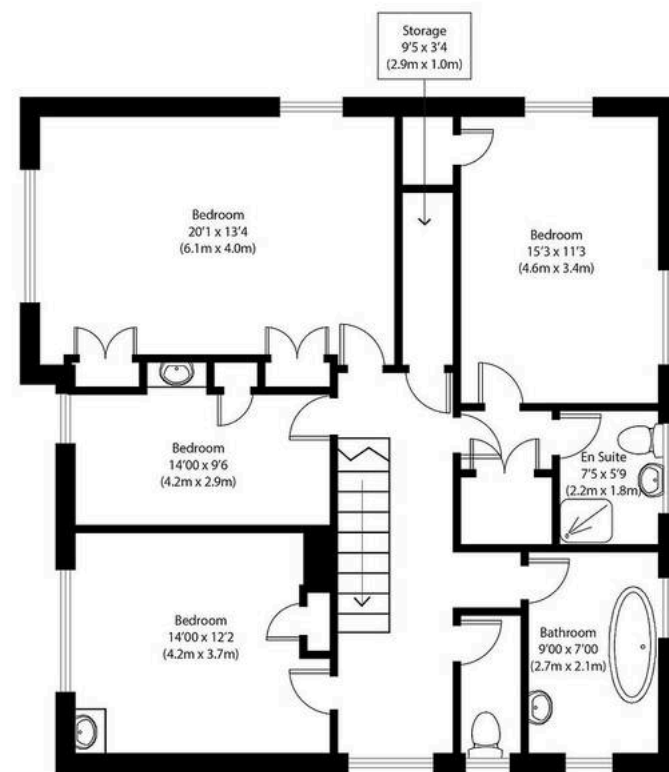
Tenure: Freehold







Ground Floor



First Floor



Approximate Gross Internal Area
Main House 2540 sq ft (236 sq m)
Garage 185 sq ft (17 sq m)
Total 2725 sq ft (253 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.phototahausgroup.co.uk

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