



THE
LARK
PARTNERSHIP



Ipswich | Suffolk

Perfectly Placed...

This attractive 1920s brick-built family home occupies a generous plot of approximately 0.20 acres in a well-regarded residential location, offering spacious and versatile accommodation ideal for modern family living. Beautifully balanced between period charm and contemporary convenience, the property enjoys a practical layout, generous room sizes and excellent outdoor space, all within easy reach of local amenities, transport links and school catchments.

A welcoming entrance hall sets the tone on arrival, featuring laminate flooring and useful built-in storage with seating beneath the stairs, ideal for everyday family life.

To the rear, the kitchen/dining room forms the true heart of the home, a sociable and light-filled space perfect for both everyday living and entertaining. The kitchen is well equipped with an integrated full-height fridge, under-counter freezer, built-in oven, induction hob and integrated dishwasher, while underfloor heating adds a touch of luxury and comfort. There is ample space for a large dining table, making this an ideal room for family meals and gatherings with friends. A separate utility room offers additional practicality, with space and plumbing for a washing machine and tumble dryer and houses the gas boiler neatly within a cupboard. Completing the ground floor is a contemporary shower room, fitted with a shower cubicle, WC, wash basin and heated towel rail, ideal for guests or busy family routines.





An Inviting Space...

To the front of the property, the sitting room provides a warm and inviting space in which to relax, combining character and comfort with an elegant yet welcoming feel. A charming feature fireplace forms a natural focal point to the room, creating a cosy atmosphere during the cooler months, while the laminate flooring adds both practicality and style. The room is beautifully balanced by decorative detailing and a large front-facing window, allowing natural light to pour in and enhancing the sense of space. Generous proportions make this an ideal room for both everyday living and entertaining, with ample space for comfortable seating and personal touches, it's a room that feels both stylish and homely.





Character & Comfort...

On the first floor, the property offers three well-proportioned double bedrooms, providing flexible accommodation for families, guests or home working. The front bedroom features a charming fireplace, while the two rear bedrooms enjoy views across the garden. The family bathroom, created in part from a former fourth bedroom, is well appointed with a bath and shower over, WC, wash basin, heated towel rail and radiator.



Beautifully appointed throughout...



Location...

Set within a generous plot, the garden offers an excellent sense of space and privacy, perfect for outdoor entertaining, children's play or simply relaxing in the warmer months. A standout feature is the detached studio/cabin, installed in 2024 and fully connected with power, lighting and internet, offering an ideal solution for home working, a gym, hobby space or guest accommodation. To the front of the property, there is off-road parking for one to two vehicles, while gated side access leads to a single garage positioned within the rear garden, providing additional storage or workshop potential.

The property is ideally positioned within walking distance of a wide range of local amenities and lies on a regular bus route, making day-to-day life both convenient and connected. Ipswich Hospital is approximately one mile away, while Newbury Recreation Ground, Cherry Lane Park, The Heath and Holywells are just a short walk away, offering green open space for leisure, exercise and family outings. Ipswich town centre, located around two miles away, provides a comprehensive range of shopping, dining and cultural facilities. Derby Road train station is approximately 0.6 miles from the property (there is also a bus that goes from the end of the road to the station) offering direct services to Ipswich and Felixstowe, while Ipswich mainline station provides excellent commuter links to London Liverpool Street in approximately 70 minutes.





Key Information

LOCAL SCHOOLS:

- Britannia Primary School and Nursery, 0.31 Miles, Rated Good
- St John's Church of England Primary School, 0.43 Miles, Rated Good
- Rose Hill Primary School, 0.52 Miles, Rated Good
- Copleston High School, 0.39 Miles, Radted Good

LOCAL AUTHORITY:

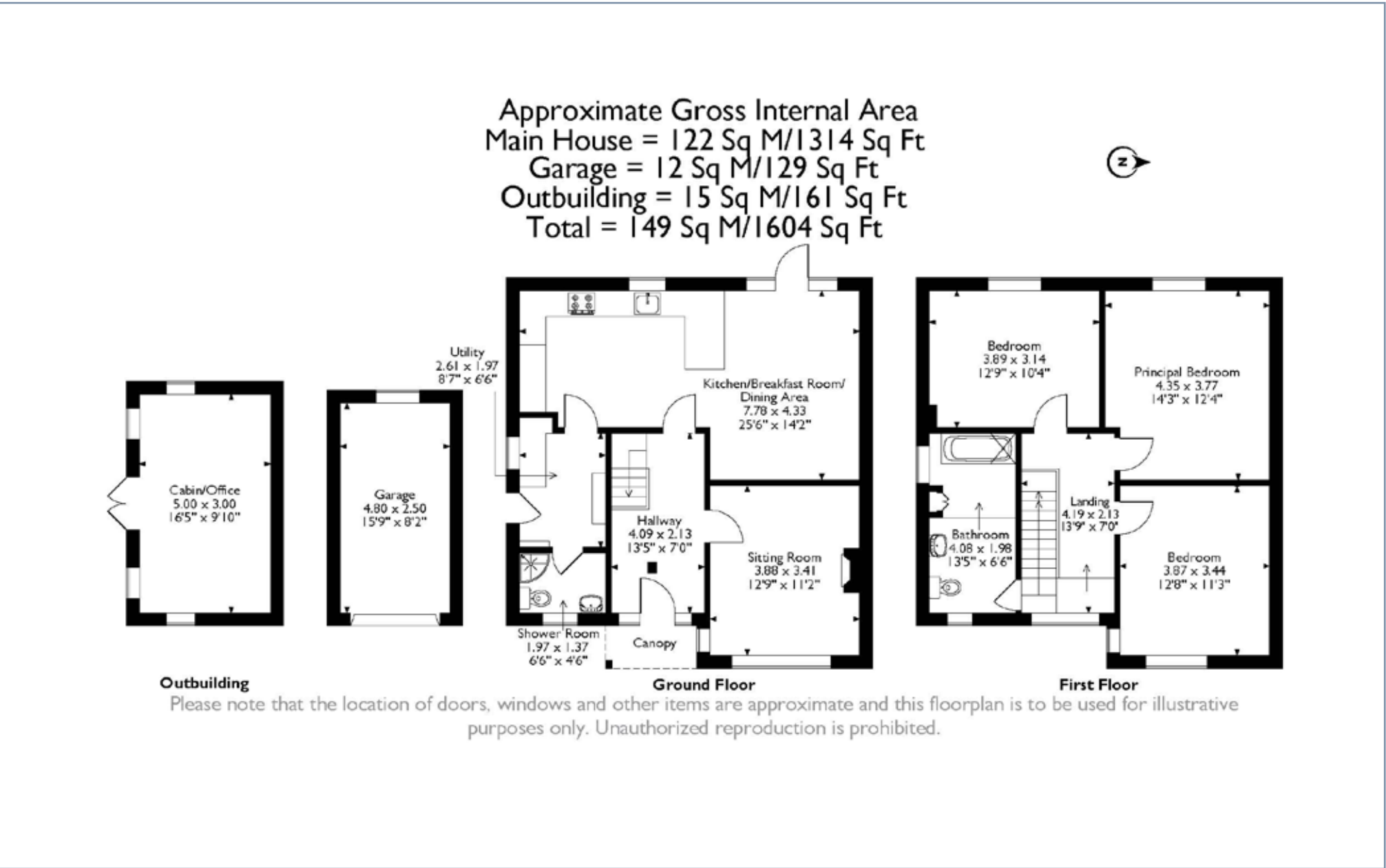
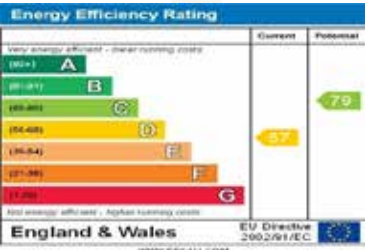
Ipswich Borough Council
Council Tax Band E

TENURE:

Freehold

SERVICES:

Heating Type	Gas
Electricity	Mains
Water	Mains
Sewerage	Mains
Internet	702 mbps download. 67 mbps upload



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