



Connells

Marlborough Road
Ipswich



Property Description

A four-bedroom Edwardian property located to the sought after East side of Ipswich. The property is immaculately presented throughout, boasting many beautiful original features. The home is set over three floors starting with a ground floor living room with open fireplace, a further reception room providing access to the rear garden and ample living accommodation, a large and immaculately styled kitchen/diner and a convenient utility/cloakroom. The first floor accommodation comprises of the large primary bedroom with en-suite bathroom, two further good sized bedrooms, a family bathroom and the second floor provides another bedroom. Externally the property offers landscaped front and rear gardens.

Marlborough road is a quiet and desirable road and has easy access to nearby schools, local shops, public transport, the hospital and the town. Several houses display decorative plaques with the property's name set into the front walls, giving the street a historic character and a strong architectural identity. The close by town centre has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations. It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Entrance Hall

Accessed via entrance door with stairs rising to the first floor and second floor, herringbone flooring, radiator, under stairs storage cupboard and decorative architrave.

Living Room

Two sash windows to front, feature open fire, radiator, picture rail and coving, ceiling rose.

Second Reception Room

French doors giving access to the garden and rear aspect, gas fire with live flame and decorative surround, wood flooring and radiator.

Kitchen/Diner

Three sash windows to side, radiator, modern kitchen comprising of a selection of wall and base level units, one and a half bowl sink, drainer inset into work surfaces, integrated appliances including dishwasher, oven, microwave and gas hob with extractor over, as well as space for fridge freezer

Utility

Two windows to rear, plumbing for washing machine, space for tumble dryer, low-level w/c and stainless steel sink.

First Floor Accommodation

Landing

Storage cupboard, loft access and stairs rising to the first floor.

Bedroom One

Two windows to front, radiator, picture rail and coving to ceiling.

En-suite

Window to front, shower cubicle, pedestal wash hand basin and towel rail.

Bedroom Two

Window to rear, fitted wardrobes and radiator.

Bedroom Three

Sash window to rear, airing cupboard and radiator.

Bathroom

Sash window to side, panel bath with shower over, wash hand basin, radiator and heated towel rail.

W/C

With window to side and low-level w/c.

Second Floor Accommodation

Landing

Velux window, storage heater.

Bedroom Four

Three Velux windows to rear, storage heater.

Outside

To the front of the property there is a brick boundary, cast iron gate and olive tree. There is side access leading to the south facing rear garden, well stocked with mature plants and shrubs, and consisting of block paved patio, a shed and a large summer house with power and light.

Agent Note

The Property was built in 1906, and falls within a conservation area, a brand new boiler was installed March 2026 and has a five year warranty (supporting documents available).





Total floor area 157.1 m² (1,691 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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6 Princes Street
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EPC Rating: E Council Tax Band: D

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Tenure: Freehold



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