

20B Park Road, Ipswich, Suffolk, IP1 3SU



4 bedrooms,
2 reception rooms
Bathroom and en-suite

Share of
Freehold
Offers Over

£475,000

Subject to contract
Stunning residence



Some details

General information

An individual four bedroom residence which forms part of an impressive Victorian property that backs onto Christchurch Park. Along with around 1750sq ft of accommodation the property retains many fine period features including cornices, high ceilings, ceiling roses and sash windows. In addition to the main accommodation which includes a stunning sitting/family room and en-suite to the main bedroom, there are two attic rooms of around 1100 Sq. Ft. To the rear is a South facing communal garden that measures around 0.6 of an acre.

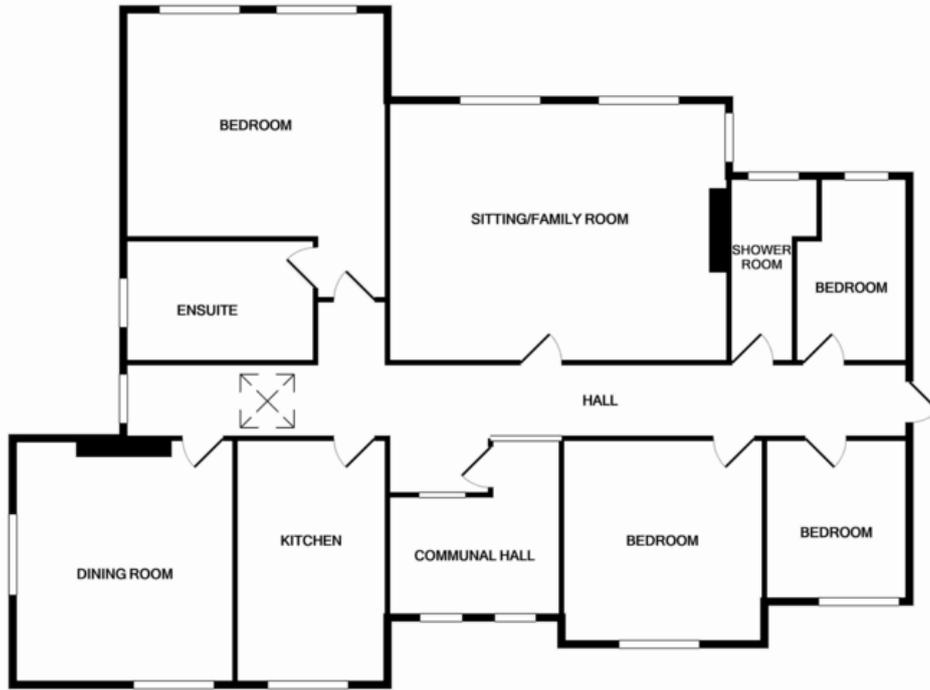
The communal hall, for apartments A & B only, is entered via twin doors, has original parquet flooring, sash windows, a private staircase to the first floor and steps to a cellar, providing access to the wine cellar for 20B. The first floor reception hall runs the whole length of the property with windows to the front and side, there are decorative archways and a loft hatch with ladder providing access to the loft room and doors lead off to all accommodation. The sitting/family room has windows to the side and rear overlooking the south-facing communal gardens, there is a feature fireplace with an extensive range of built-in storage and book shelving. Also off the hall is the dining room which has a dual aspect and feature fireplace. Adjacent is the kitchen which has an extensive range of oak base and eye-level units, work surfaces and sink. There is an integrated fridge and space for a range-style cooker with extraction canopy over and other appliances.

There are four bedrooms, the main bedroom has sash windows overlooking the garden and a range of built-in wardrobes and a door to a generous en-suite with bath, shower, basin and WC. There are three further bedrooms, two of which are doubles. The shower room has a modern suite of basin, WC and shower.

The attic rooms, which are around 1100 sq. ft, are easily accessed via a loft ladder. A door leads into a further loft area. There is a separate heating system, power and light.

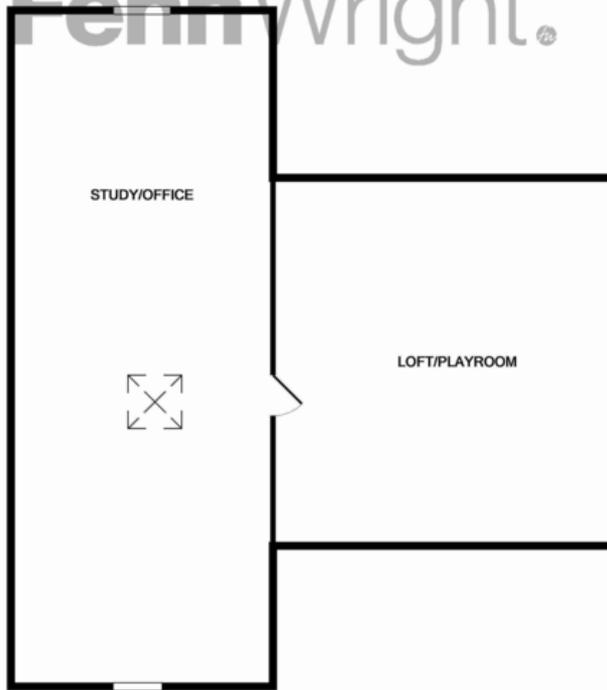


Backing onto Christchurch Park is this impressive apartment occupying a large portion of this Victorian residence retaining many period features.



GROUND FLOOR

FennWright.



ATTIC



Reception hall

49' 5" x 7' max (15.06m x 2.13m)

Sitting/family room

20' 10" x 16' 4" (6.35m x 4.98m)

Dining room

13' 6" x 13' 6" (4.11m x 4.11m)

Kitchen

15' 3" x 9' 2" (4.65m x 2.79m)

Shower room

11' 4" x 5' 3" max (3.45m x 1.6m)

Bedroom one

16' x 14' 2" (4.88m x 4.32m)

Ensuite

11' 10" x 7' 6" (3.61m x 2.29m)

Bedroom two

12' 5" x 12' 5" (3.78m x 3.78m)

Bedroom three

10' x 8' 10" (3.05m x 2.69m)

Bedroom four

11' 6" x 7' (3.51m x 2.13m)



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Particulars for 20B Park Road, Ipswich, Suffolk, IP1 3SU

Study/office

41' x 15' (12.5m x 4.57m)

Loft/playroom

21' 5" x 26' max (6.53m x 7.92m)

The outside

The property is approached by a sweeping in and out driveway leading to gravelled parking area and two allocated parking spaces. The extensive grounds are beautifully maintained and the front of the property has a variety of shrub borders, mature trees and enclosed by a high red brick wall.

The rear garden is predominantly laid to lawn with decorative borders and inset shrubs. There is a large paved terrace and two gravelled pathways which are bordered by well stocked flower beds. Hedging towards the far end screens play and drying areas with adjacent brick wall backing on to Christchurch Park. In all the grounds extend to approximately 0.6 of an acre.

Where?

Anchor Court lies on the northern side of Ipswich within this premier residential location and within close proximity to Christchurch Park. A further stroll south takes you to the town centre and Ipswich Waterfront with an abundance of shopping facilities, coffee houses, bars and restaurants. The property abuts Christchurch Park with its 85-acres of rolling parkland, tennis courts and arboretum. The property lies within the Northgate School area whilst Ipswich Independent School and St. Margaret's Primary Schools are of a short distance. For the commuter Ipswich mainline station is easily accessible as are the A12 and A14.

Important information

Council Tax Band - C

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

Tenure - Leasehold with a Share of Freehold
EPC rating - D

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Lease information

Lease: 999 years from September 2015
Service Charge £4,890 (inc. buildings insurance)

Agents note

Any intending viewers or purchasers are advised of the following: An EWS1 form (External Wall Survey) may be recommended for certain apartment buildings dependant on issues such as the height of the structure. the positioning of balconies and composition of any external cladding. Fenn Wright have not undertaken any such assessment in respect of this particular property and this note has been added to all flats being offered for sale throughout our business as appropriate general guidance .We recommend that potential purchasers seek advice from their solicitor and an independent Chartered Surveyor before committing to a purchase.

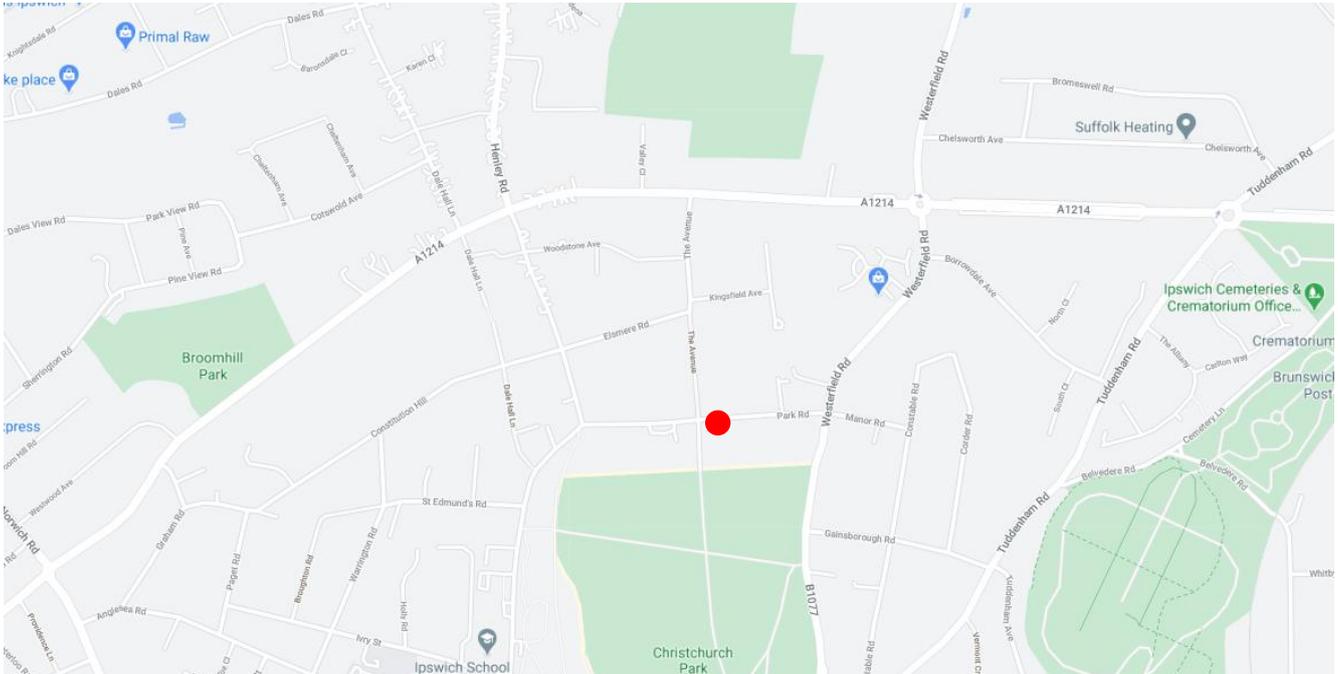
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01473 232 700.



Directions

Proceed north of Ipswich town centre along Civic Drive, at the roundabout continue straight across on to Berners Street. At the crest of the hill turn right onto Anglesea Road and then turn left into Henley Road. Take the next right into Park Road where the property will be found approximately half way down the road on the right.

To find out more or book a viewing

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