



Palmer & Partners



High Street, Ipswich, Suffolk, IP1 3QJ
Offers in excess of £425,000

Palmer & Partners

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- Town Centre Location
- Substantial Three Storey Townhouse
- Four Good Size Double Bedrooms
- Three Reception Rooms
- Magnificent Four-Piece Bathroom
- Separate Shower Room
- Modern Kitchen
- Two Off-Road Parking Spaces
- Fully Enclosed Courtyard Rear Garden



This substantial and imposing four-bedroom townhouse, arranged over three floors, is ideally positioned in the heart of Ipswich town centre, directly opposite the Ipswich Museum. Bursting with character, the property showcases a wealth of period features throughout, including high ceilings, sash windows, and stripped wood flooring. The home further benefits from a fully enclosed rear garden and two off-road parking spaces to the front. Modern comforts include electric underfloor heating to the kitchen, dining room, bathroom and shower room. As agents, we strongly recommend an early internal viewing to fully appreciate the impressive quality and generous proportions of

the accommodation on offer. The property comprises an entrance hall, a cosy front-aspect lounge, a study, and a 17ft rear-aspect dining room leading to a modern kitchen. The first-floor landing provides access to a magnificent 17ft four-piece family bathroom and two well-proportioned double bedrooms. The second-floor landing has a useful utility cupboard and serves two further spacious double bedrooms and a shower room.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities,

and mainline railway station providing direct links to London Liverpool Street Station with a journey time of approximately 1hr 15mins. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.

Entrance Hall: Stripped wood floor, radiator, stairs rising to the first floor with an understairs cupboard, and doors leading to the lounge, study, and dining room.

Lounge: 13'7" x 12'11" (4.14m x 3.94m) Sash window to the front aspect with fitter shutters, stripped wood floor,

radiator, period fireplace with ornate surround, and built-in storage.

Study: 11'10" x 11'2" (3.6m x 3.4m) Sash window to the rear aspect with fitter shutters, stripped wood floor, radiator, open fireplace, and feature exposed brick wall.

Dining Room: 17'7" x 9'4" (5.36m x 2.84m) Two sash windows to the side aspect, tiled floor with electric underfloor heating, vertical radiator, door opening out to the garden, and door leading to:

Kitchen: 15'2" x 7'10" (4.62m x 2.4m) The kitchen is superbly appointed with a contemporary range of eye and base units with drawers, roll edge work surfaces, and a sink with drainer. Integrated appliances include a



dishwasher, oven and hob with an extractor hood above, with additional space provided for a fridge freezer. The room is finished with a tiled floor with electric underfloor heating, a radiator, and excellent natural light from a rear-aspect window and two side-aspect sash windows.

First Floor Landing: Stairs to the second floor and doors leading to the bathroom and two of the bedrooms.

Family Bathroom: 17'7" x 9'4" (5.36m x 2.84m) The magnificent bathroom is finished to an exceptional standard, showcasing a luxurious four-piece suite comprising a freestanding bath with telephone-style shower attachment, a generous walk-in shower enclosure, a high-level WC, and a dual vanity basin with integrated

storage. Additional features include a radiator, tiled floor with electric underfloor heating, ceiling inset spotlights, a built-in cupboard, and built in Bluetooth speakers. Excellent natural light is provided by a rear-aspect sash window and an additional side-aspect window, enhancing the room's refined and tranquil atmosphere.

Master Bedroom: 14'7" x 12'11" (4.45m x 3.94m) Two sash windows to the front aspect with fitted shutters, a radiator, fireplace, and two sets of built-in double wardrobes with overhead storage.

Bedroom: 11'10" x 10'6" (3.6m x 3.2m) Sash window to the rear aspect with fitted shutters, and a radiator.

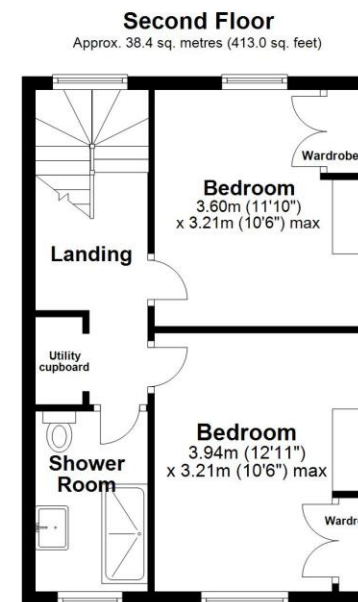
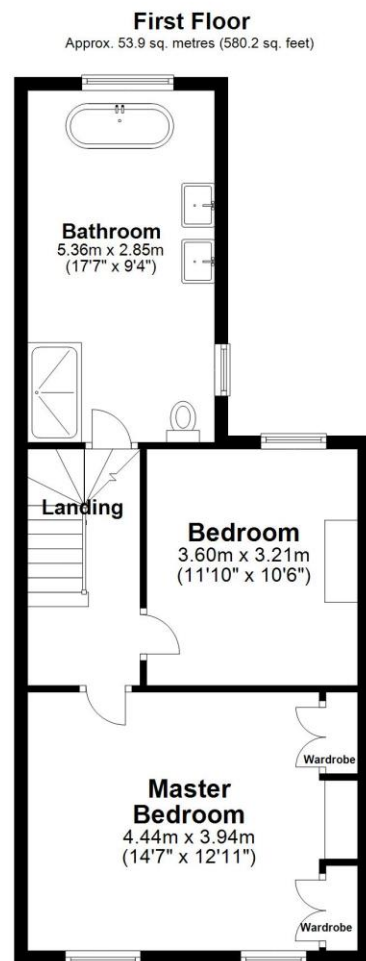
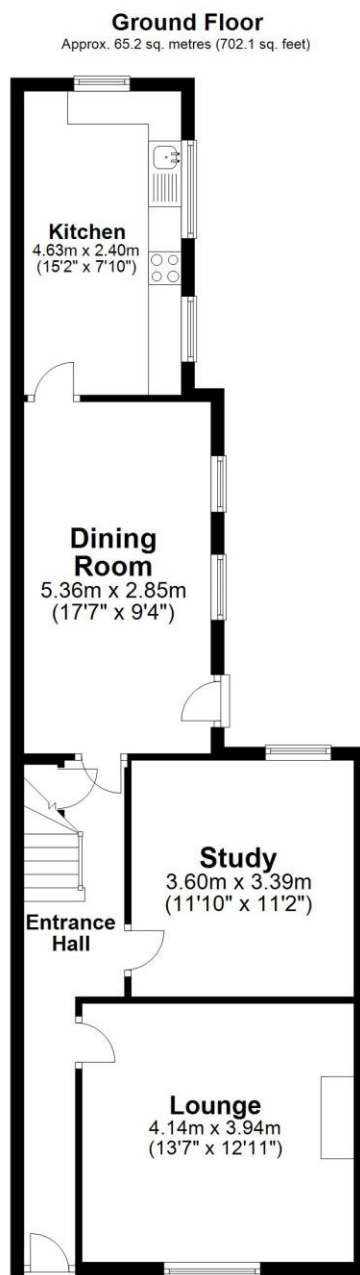
Second Floor Landing: Sash window to the rear aspect and doors leading to the two remaining bedrooms and shower room. A utility cupboard with cupboards and drawers provides space and plumbing for a washing machine and further appliance.

Bedroom: 12'11" x 10'6" (3.94m x 3.2m) Sash window to the front aspect with fitted shutters, radiator, period fireplace with surround, ceiling inset spotlights, and built-in triple wardrobe, drawers and shelving.

Bedroom: 11'10" x 10'6" (3.6m x 3.2m) Sash window to the rear aspect with fitted shutters, radiator, period fireplace with wood surround, and built-in triple wardrobe, drawers and shelving.

Shower Room: A three-piece suite comprising a shower enclosure, low-level WC and vanity hand wash basin with storage and tiled splashback. The shower room features a heated towel rail, tiled floor with electric underfloor heating, and an opaque sash window to the front aspect.

Outside - Rear: The courtyard-style garden offers an inviting patio seating area leading directly from the dining room, with a step up to a lawn bordered by established flowerbeds. A timber shed with power and light provides excellent additional storage. The garden is fully enclosed by a retaining wall and features double gates along with a separate pedestrian gate to the rear, creating both privacy and convenient access.



Total area: approx. 157.5 sq. metres (1695.3 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

4 Bedrooms, 2 Bathroom, 3 Reception,

EPC Rating: D

Council Tax Band: D



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