



Palmer & Partners



Tuddenham Road, Ipswich, Suffolk,
IP4 2SN
Asking Price £700,000

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- Victorian Semi-Detached House
- Four Double Bedrooms
- Three Reception Rooms
- Stunning Fully Integrated Kitchen
- Utility Room & Ground Floor WC
- Bathroom & En-Suite Shower Room
- En-Suite Area Within One Bedroom
- Accommodation in Excess of 2,000 sq ft
- Off-Road Parking for Two Cars
- Beautifully Landscaped Rear Garden

Situated in one of Ipswich's most sought-after residential locations on the northern side of the town, just a short walk from Christchurch Park and the town centre, and within the highly regarded Northgate School catchment area, this imposing Victorian four-bedroom semi-detached residence offers an exceptional blend of period charm and generous living space. Extending to over 2,000 sq ft of accommodation, the property is rich in character and retains a wealth of original features, including elegant sash windows, picture rails, high ceilings, and attractive period fireplaces. Further benefits include a beautifully landscaped rear garden, providing a private and tranquil outdoor retreat, together with off-road parking to the front for two vehicles.

As agents, we strongly recommend an early internal viewing to fully appreciate the exceptional quality, character, and generous proportions of the accommodation on offer. The property comprises an inviting reception hall, two spacious interconnecting reception rooms, and a separate study. A stunning 24ft kitchen/breakfast room, fitted with a range of Neff integrated appliances, forms the heart of the home, while a utility room and cloakroom complete the ground floor accommodation. To the first floor, a split-level galleried landing provides access to four exceptionally well-proportioned bedrooms, a family bathroom, and a separate WC. The principal bedroom benefits from a stylish en-suite shower room, while a further bedroom features its own en-suite area. Additional



accommodation includes a useful dry cellar and a unique turret room, further enhancing the property's charm and versatility.

Outside – Front: A block-paved driveway provides off-road parking for two cars, and the frontage is enclosed by a brick wall. Steps with wrought-iron railings lead up to the recessed porch and front door whilst to the side is a gate providing access to the rear garden.

Reception Hall: The inviting hallway has a tiled floor, a modern curved vertical radiator, coved ceiling, and a staircase rising to the first floor. Doors provide access to the sitting room, study, dining room, and kitchen/breakfast room.

Sitting Room: 15'6" x 12'9" (4.72m x 3.89m) The cosy sitting room has a bay with three sash windows to the front

aspect, a radiator, period fireplace with ornate surround, coved ceiling, and bi-fold doors opening through to:

Dining Room: 13'4" x 12'6" (4.06m x 3.8m) The formal dining room has French doors opening out to the rear garden, a radiator, period fireplace with ornate surround, coved ceiling, and stripped wood floor.

Study: 11'7" x 6'5" (3.53m x 1.96m) Sash window to the front aspect, a radiator, and an exposed brick fireplace.

Kitchen/Breakfast Room: 24'7" x 10'2" (7.5m x 3.1m) The stunning kitchen is fitted with an extensive range of contemporary deep pan drawers and pull-out larder cupboard, quartz work surfaces with matching upstands, and a sink and drainer. Integrated appliances are all Neff and include a dishwasher, fridge freezer, twin ovens, and induction with extraction canopy above. There is a radiator, tiled floor,



ceiling inset spotlights, peninsular island incorporating a breakfast bar, three UPVC double-glazed sash windows to the side aspect, a door opening out to the side courtyard, a door providing access to the stairs down to the cellar, and a further door through to:

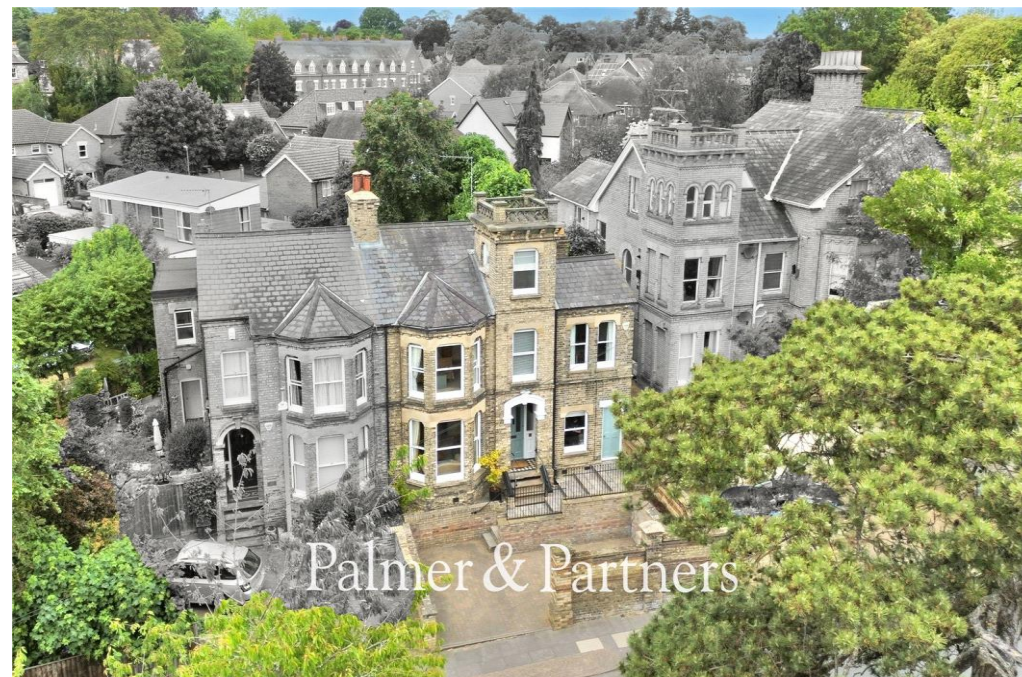
Utility Room: 8' x 7' (2.44m x 2.13m) The utility room has base units with quartz work surface above and matching upstand, a sink and drainer, space and plumbing for a washing machine, a radiator, and tiled floor. There is a large window to the side aspect, French doors opening out to the rear garden, and a door leading to:

Cloakroom: A two-piece suite comprising a low-level WC and vanity hand wash basin with storage beneath, along with a water softener, slimline vertical radiator, tiled floor, and an opaque window to the side aspect.

Cellar: 18'8" x 5'4" (5.7m x 1.63m) The dry cellar has been tanked with power and light connected, a tiled floor with underfloor heating, ceiling inset spotlights, and a storage area.

Split-Level Galleried Landing: Opaque sash window to the side aspect, a radiator, access to the loft, stairs up to the turret room, and doors leading to the bedrooms, bathroom and separate WC.

Bedroom: 21' x 10'2" (6.4m x 3.1m) Dual aspect with sash windows to the rear and side, two sets of built-in wardrobes, two radiators, and is mainly carpeted. The bedroom has a slightly raised en-suite area which has a shower enclosure and pedestal hand wash basin with tiled splashback, laminate floor, ceiling inset spotlight over the shower, and an opaque sash window to the side aspect.



Bedroom: 15'6" x 12'2" (4.72m x 3.7m) Bay with three sash windows to the front aspect, two radiators, a period fireplace, and a door leading to:

En-Suite Shower Room: A stylish three-piece suite comprising a shower enclosure, close-couple WC and vanity hand wash basin with storage beneath, along with a heated towel rail, tiled floor, and an opaque sash window to the front aspect.

Bedroom: 13'4" x 12'6" (4.06m x 3.8m) Sash window to the rear aspect, a radiator, and an exposed brick fireplace.

Bedroom: 11'9" x 10' (3.58m x 3.05m) Two sash windows to the front aspect, a radiator, and a fireplace.

Family Bathroom: A two-piece suite comprising a pedestal hand wash basin and a bath with telephone style shower attachment, along with a

radiator, tiled floor and part tiled walls, an airing cupboard, and a sash window to the rear aspect.

Separate WC: Low-level WC, a radiator, tiled floor, and an opaque sash window to the side aspect.

Turret Room: Sash windows to the front and side aspects offering wonderful views across the town, and stripped wood floor. This would make a great study area.

Outside – Rear: The delightful garden has been beautifully landscaped and is well-stocked with an abundance of flowers, shrubs, and mature trees. It features attractive patio areas, providing private, non-overlooked spaces for relaxation and entertaining. The garden also benefits from a well-maintained lawn and is fully enclosed by fencing and a retaining wall, offering both privacy and security.



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.



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Attributes

4 Bedrooms, 2 Bathroom, 3 Reception,

EPC Rating: E

Council Tax Band: E



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