



Palmer & Partners

Orford Street, Ipswich, Suffolk, IP1 3PE
Guide Price £475,000 to £500,000



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- Semi-Detached House
- Five Bedrooms
- Three Reception Rooms
- Large Cellar
- Sizeable First Floor Bathroom
- Full of Character
- One Parking Space to Rear
- Beautiful Well-Stocked Rear Garden

This magnificent five-bedroom semi-detached house is located just a short walk from Christchurch Park to the west of the town and offers good access to the town centre and mainline train station. The beautifully presented family home is full of character with accommodation arranged over three floors plus a large cellar and comes with a parking space to the rear and a well-stocked and mature rear garden. As agents, we recommend the earliest possible internal viewing to fully appreciate the quality and size of accommodation on offer which comprises front porch, entrance

hall, large cellar with power and light connected, living room, family room, and dining room which opens through to the kitchen on the ground floor. To the first floor is a cloakroom, family bathroom, and three bedrooms, two of which are good size doubles; and on the top floor are the remaining two bedrooms which are also good size doubles.

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.

Outside – Front: The courtyard style garden is enclosed by mature hedging with gated side access to the rear garden and a tiled path to the front door.

Front Porch: Door through to:

Entrance Hall: Radiator, staircase to the first floor, door with steps leading to the cellar, and doors to the living room, family room and dining room.

Cellar: The cellar has power and light connected and is made up of two rooms: the stairs lead down to one room which is 12'6 x 6'6 with a door through to the second room which is 12'6 x 12'6 and this has a window to the rear aspect.

Living Room: 15'1" x 14'1" (4.6m x 4.3m) Bay to the front aspect with three sash windows, radiator, and an ornate period fireplace with built-in shelving either side.



Family Room: 12'2" x 12'2" (3.7m x 3.7m) Sash window to the rear aspect, radiator, and ornate period fireplace with built-in storage to the side.

Dining Room: 15'5" x 10'2" (4.7m x 3.1m) Two windows to the side aspect, radiator, wood floor, and opening through to:

Kitchen: 12'6" x 10'6" (3.8m x 3.2m) Fitted with a range of matching eye and base level units, roll edge work surfaces, butler sink and ceramic sink with drainer, tiled splashbacks, space for appliances, wall-mounted boiler, windows to the rear and side aspects, and door opening out to the garden.

First Floor Landing: Built-in cupboard, radiator, staircase to the second floor, and doors to the cloakroom, bathroom, and three of the bedrooms.

Cloakroom: A two-piece suite comprising low-level WC and hand wash basin; and opaque window to the side aspect.

Family Bathroom: 11' x 10' (3.35m x 3.05m) A three-piece suite comprising freestanding bath with shower attachment, low-level WC and pedestal hand wash basin; radiator, period fireplace, built-in cupboard, and window to the side aspect.



Bedroom: 15'5" x 12'2" (4.7m x 3.7m) Bay to the front aspect with three sash windows, radiator, period fireplace, and stripped wood floor.

Bedroom: 12'2" x 12'2" (3.7m x 3.7m) Sash window to the rear aspect, radiator, and period fireplace.

Bedroom: 8'10" x 6'3" (2.7m x 1.9m) Sash window to the front aspect and radiator.

Second Floor Landing: Window to the rear aspect and doors to the remaining two bedrooms.

Bedroom: 15'9" x 12'2" (4.8m x 3.7m) Sash window to the front aspect, radiator, and walk-in wardrobe.

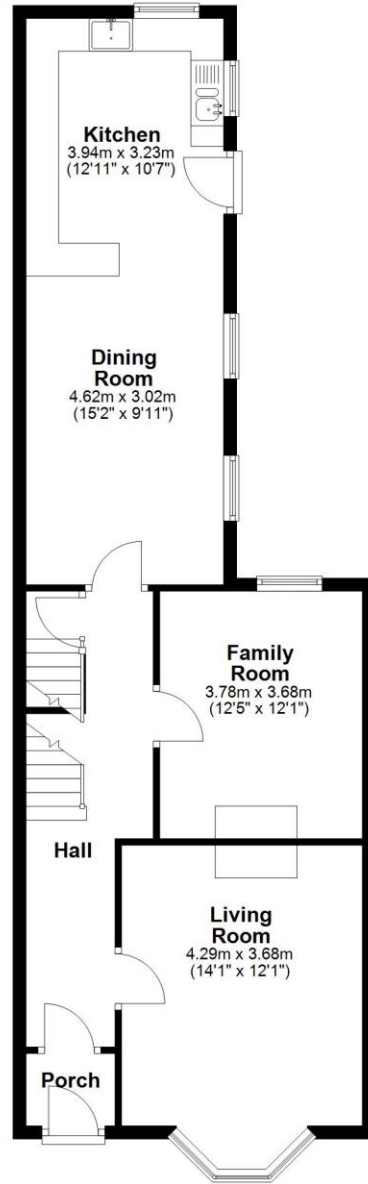
Bedroom: 12'2" x 12'2" (3.7m x 3.7m) Sash window to the rear aspect,

radiator, period fireplace, and pedestal hand wash basin with tiled splashback.

Outside - Rear: The garden is very private and predominantly laid to lawn with a secluded patio seating area to the side leading out from the kitchen. There is an abundance of established shrubs, bushes and trees, wooden shed, feature pond, and the garden is fully enclosed by fencing and mature hedging. To the rear of the garden are double gates which lead to an off-road parking space.

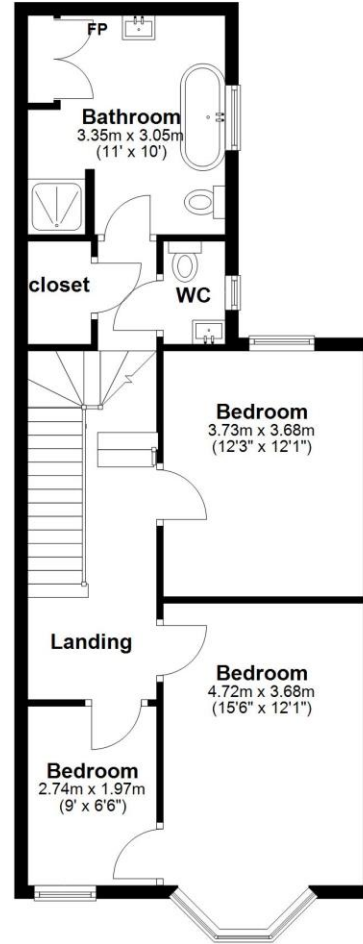
Ground Floor

Approx. 71.8 sq. metres (772.6 sq. feet)



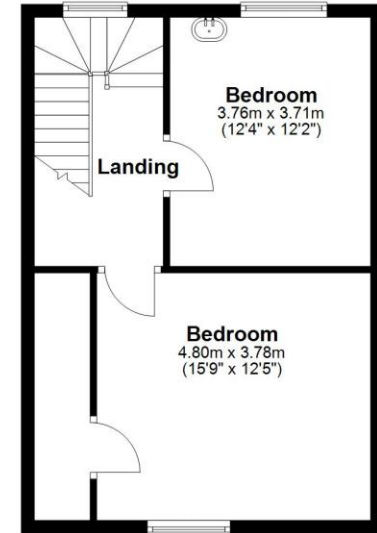
First Floor

Approx. 64.2 sq. metres (691.4 sq. feet)



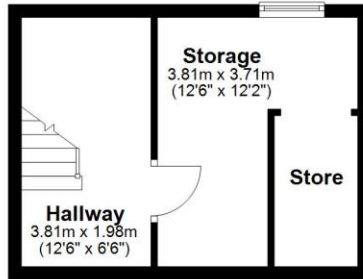
Second Floor

Approx. 44.1 sq. metres (474.9 sq. feet)



Basement

Approx. 22.1 sq. metres (237.4 sq. feet)



Total area: approx. 202.2 sq. metres (2176.3 sq. feet)

72 Orford Street

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Attributes

5 Bedrooms, 1 Bathroom, 3 Reception,

EPC Rating: E

Council Tax Band: E



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