



# Palmer & Partners



Burlington Road, Ipswich, Suffolk, IP1  
2EU  
Offers In Excess Of £525,000

Palmer & Partners  
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- Elegant Victorian Townhouse
- Original Period Features
- Three Reception Rooms
- Six Double Bedrooms
- Two Bathrooms & En-Suite Shower Room
- Enclosed Rear Garden
- Close to Town Centre
- Flexible Accommodation
- Generous Off-Road Parking & Permit Available
- Planning Grated for Second Staircase Offering Further Living Options



This elegant Victorian townhouse, with its attractive Suffolk White brick façade, sits amongst a row of characterful period homes, just a short distance from Ipswich town centre. Offering generous and versatile accommodation, this home is rich in period charm, showcasing features such as prominent bay windows, high ceilings, slate roof tiles, picture rails, and original chimneypieces. The property enjoys a west-facing rear

garden, and the front offers generous off-road parking.

Arranged over three floors plus a cellar, the light-filled and well-proportioned interior begins with a striking 20ft entrance lobby featuring Crittall-style windows. The ground floor comprises of two principal reception rooms, plus a study/breakfast room, kitchen, and utility/bathroom. The bespoke kitchen includes a butler-style sink, integrated

dishwasher, quartz worktop, and an original sash window.

The property also has planning permission for an optional second staircase, providing direct access from the ground floor lobby to the first floor. The additional entrance opens up options for multigenerational living or home working. The building work to provide an opening to the first floor has already been undertaken and a glazed oak fire door is in place.

The spacious sitting room features a beautiful marble chimneypiece and French doors opening to the garden, whilst the formal dining room boasts a large bay window. A cosy third reception room serves as a breakfast room or study.

The first-floor hosts four generously sized double bedrooms. One of these is currently arranged as a kitchen, while the principal bedroom is used as an artist's studio, benefiting from a large bay



window that floods the space with natural light. A spacious family bathroom completes this floor.

The second floor offers two additional double bedrooms, the largest of which includes an en-suite, and access to expansive loft spaces.

Ipswich, the historic county town of Suffolk, offers a wide array of amenities including schools, the University of Suffolk, shopping facilities, healthcare

services, two theatres, and recreational spaces such as Christchurch Park. The mainline railway station provides direct access to London Liverpool Street in approximately 1 hour and 15 minutes. The revitalised waterfront area, part of an ongoing regeneration programme, now features a variety of stylish bars and restaurants.

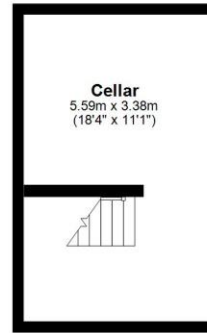
Nearby, the charming market towns of Woodbridge (8 miles) and Framlingham (15.5 miles)

offer a wealth of independent shops, delis, and acclaimed eateries. The Suffolk coast—home to picturesque seaside towns and villages—is also within easy reach. Aldeburgh (24 miles), known for its pebble beach and links to composer Benjamin Britten, is famous for its fish and chips, while Thorpeness offers a magical boating lake and country club. Orford (19 miles) boasts a 12th-century castle and the renowned Pump Street Bakery.

Highly regarded local schools include St. Margaret's Primary School, Northgate High School, and independent schools such as Ipswich School, St Joseph's College, and The Royal Hospital School.

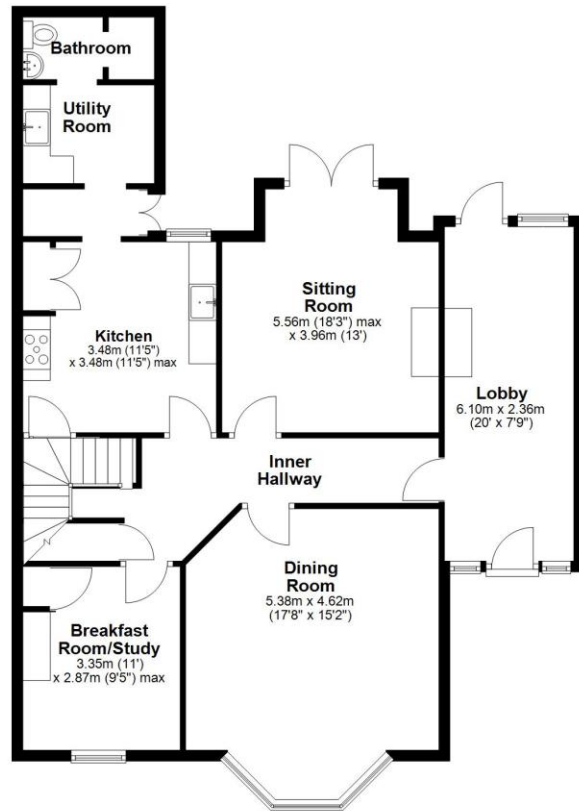
### Basement

Approx. 18.9 sq. metres (203.4 sq. feet)



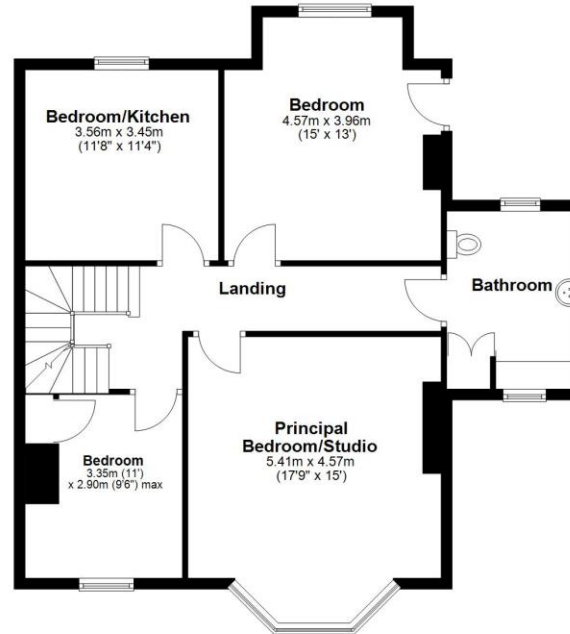
### Ground Floor

Approx. 102.2 sq. metres (1100.1 sq. feet)



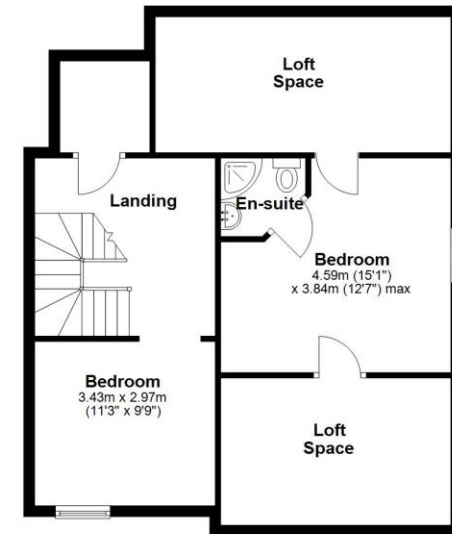
### First Floor

Approx. 87.8 sq. metres (945.5 sq. feet)



### Second Floor

Approx. 65.6 sq. metres (706.2 sq. feet)



Total area: approx. 274.5 sq. metres (2955.1 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

6 Bedrooms, 3 Bathroom, 3 Reception,

EPC Rating: D

Council Tax Band: E



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