

Corder Road, Ipswich, Suffolk, IP4 2XD
Offers in excess of £550,000

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- Close To Christchurch Park/Town Centre
- Semi Detached Property
- Five Bedrooms
- Three Reception Rooms
- Open Plan Kitchen/Breakfast Room
- Downstairs Cloakroom
- Home Office/Entertainment Area
- Landscaped Rear Garden
- Off Street Parking



Situated to the north of Ipswich and sitting within the Northgate School catchment and just a short walk to Chrirstchurch Park and the town centre sits this spacious victorian property which offers versatile family accommodation over two floors, plus a loft room which could create a further bedroom subject to planning permissions. The property has been modernised whilst retaining original features and benefits from a recently refitted kitchen/breakfast room, a wood burner to the sitting room, a large contemporary home office/entertainment area in the landscaped westerly facing rear garden, off-road parking, wood floors and double-glazing. The original larger main front bedroom has been divided to create two bedrooms, which could easily be reverted if required. As agents, we strongly recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, sitting room, dining room, cloakroom, family room, kitchen/breakfast room whilst to the first floor are five bedrooms and a family bathroom.

The county town of Ipswich mixes historic character with a more modern waterfront and town centre. You will find medieval streets and older buildings in areas like the town centre, alongside regenerated docks, restaurants, cultural venues, and the university area around the Waterfront. The town is also an important economic hub for Suffolk, with strengths in business, education, culture, and links to nearby Felixstowe port and London by rail with a journey time of approximately 1hr 15mins. Ipswich offers a range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park and Christchurch Park, and recreational facilities.

Outside – Front: The front garden provides off road parking and there is an EV charging point. There is a pathway to the front door with raised brick flower beds. Gated side access to the rear garden.
Front Door: Into:
Hallway: Stairs to the first floor, radiator and doors off.



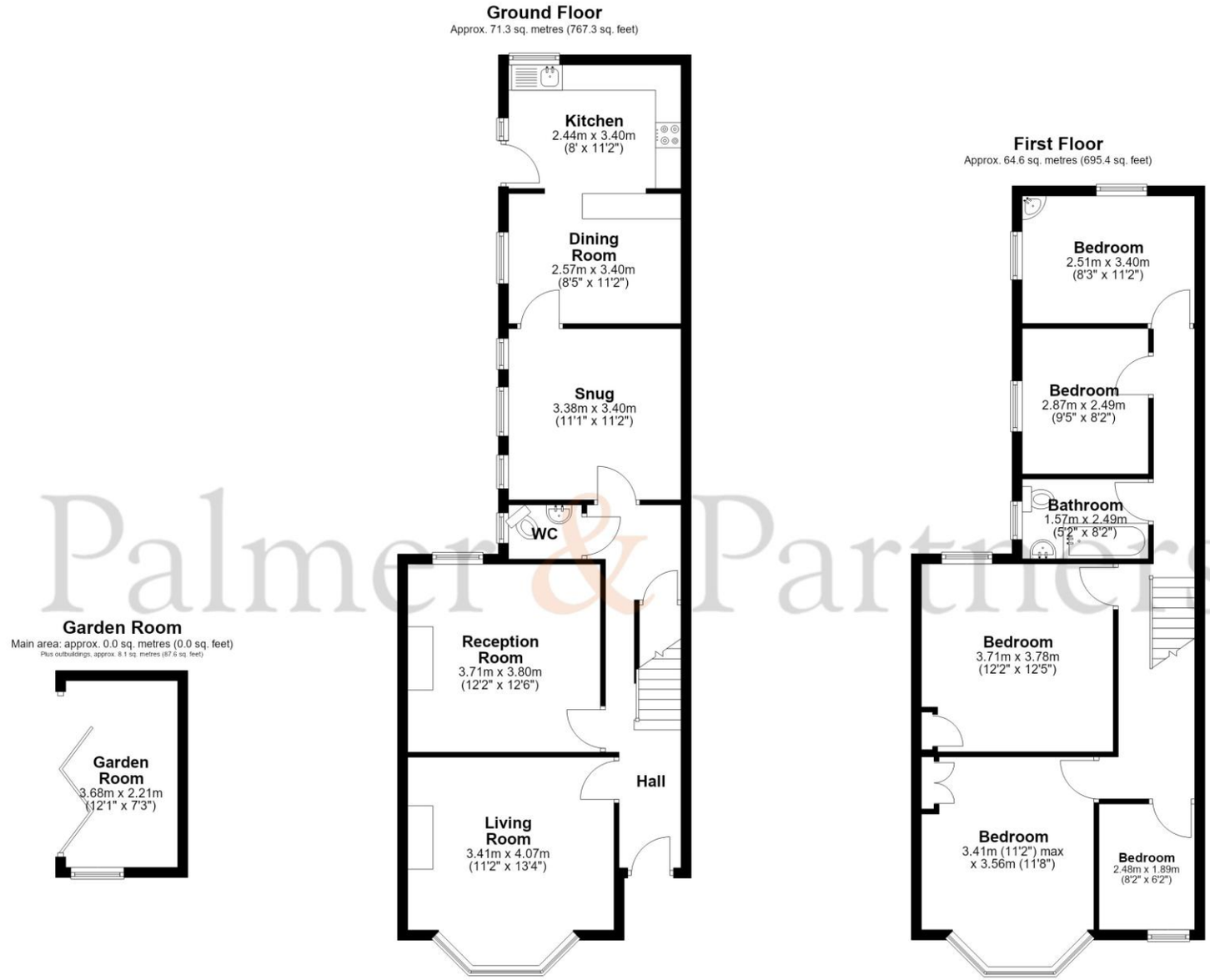


Living Room: *11'2" x 13'4" (3.4m x 4.06m)* Bay window to the front aspect, radiator, wood flooring and a cast-iron wood burner. There are twin sliding doors to:
Reception Room: *12'2" x 12'6" (3.7m x 3.8m)* Window to the rear aspect, wood flooring and decorative fireplace.
Cloakroom: Window to the side aspect and a modern two-piece suite comprising hand wash basin with cupboard below and tiled splashback and WC and towel radiator.
Snug: *8'5" x 11'2" (2.57m x 3.4m)* Three windows to the side aspect, wood flooring and radiator.

Kitchen/Breakfast Room: *8' (2.44) x 11'2" (3.4) & 8'5" (2.57) x 11'2" (3.4)* Windows to the side and rear aspect and a door to the garden. Fitted with an extensive range of matching modern base and eye-level units and worktops, sink and drainer, breakfast bar, integrated appliances include a brush-steel oven, hob and extractor and wood flooring.
Landing: Large loft hatch with pull-down ladder giving access to a loft room with velux window to the rear plus power and light.
Bedroom: *11'2" x 11'8" (3.4m x 3.56m)* Bay window to the front aspect, radiator and built-in cupboards

Bedroom: *8'2" x 6'2" (2.5m x 1.88m)* Window to the front aspect and radiator.
Bedroom: *12'2" x 12'5" (3.7m x 3.78m)* Window to the rear aspect, radiator, built-in cupboard and cast-iron fireplace.
Bathroom: *5'2" x 8'2" (1.57m x 2.5m)* Window to the side aspect and three-piece modern suite comprising panel enclosed bath with power shower over, hand wash basin and WC, part tiled walls, ceiling inset spotlights, towel radiator and laminate flooring.
Bedroom: *9'5" x 8'2" (2.87m x 2.5m)* Window to the side aspect and radiator.

Bedroom: *8'3" x 11'2" (2.51m x 3.4m)* Window to the rear and side aspect and radiator.
Outside – Rear: The landscaped rear garden is enclosed by panel fencing and has a large, paved patio to which leads to the lawned area where there are shrub borders and trees.
Garden Room: *12'1" x 7'3" (3.68m x 2.2m)* At the end of the garden is a home office/entertainment space. It is insulated, has power and light, bi-folding doors, a covered external area and large decked entertainment space.



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Main area: Approx. 135.9 sq. metres (1462.8 sq. feet)

Plus outbuildings, approx. 8.1 sq. metres (87.6 sq. feet)

All measurements are provided as a general guide for prospective buyers and should not be considered precise. This floor plan is for illustrative purposes only, and no responsibility is accepted for any error, omission, or misstatement. The services, systems and appliances shown have not been tested, and no guarantee is given regarding their operability or efficiency. Measurements may have been taken from the widest points and could include wardrobe or cupboard space. No guarantee is given for any measurements, including total areas. Buyers are strongly advised to take their own measurements.
Plan produced using PlanUp.

Corder Road, Ipswich

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

5 Bedrooms, 1 Bathroom, 3 Reception,
EPC Rating: To be confirmed
Council Tax Band: E





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