



Gainsborough Lodge, Bishops Hill, Ipswich, Suffolk

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Gainsborough Lodge

Bishops Hill

Ipswich

Suffolk

IP3 8EJ

A handsome detached 4-bedroom Victorian home with an attractive private garden and off-road parking in a desirable area of Suffolk's county town.

Ipswich Station 1.5 miles (London Liverpool Street 57 mins), A14 4.5 miles, Copdock 5.6 miles, Woodbridge 8.3 miles

Porch | Reception hall | Sitting room | Drawing room | Kitchen/breakfast room | Pantry | Utility | Cellar and stores | 4 Bedrooms | Family bathroom | Shower room | WC | Garden | Potting shed | Log store and store | EPC rating E

The property

Gainsborough Lodge is an elegant and beautifully presented brick-built period home retaining much of its original charm, with bay and sash windows, tall corniced ceilings and skirting boards and feature fireplaces. The attractive property offers over 2,300 sq. ft of adaptable accommodation arranged over two spacious floors set in pretty, landscaped gardens offering ample space for modern family life.

The grand brick-pillared entrance porch opens to the generous reception hall, providing easy access to the majority of the ground floor accommodation. The front-facing drawing room with its wide bay window sits adjacent to the equally fine sitting room, with its fireplace and double doors opening onto the bright rear terrace. The 19 ft. open-plan kitchen and breakfast room has ample space for dining and entertaining, along with a dedicated fitted pantry, utility room and a range of wooden

cabinetry and worksurfaces, a double butler sink and various integrated appliances including a range stove. A tasteful and in-keeping shower room with its Victorian-style sanitaryware completes the downstairs.

A turned stairway leads to the first floor offering four well-sized and proportioned bedrooms with fine features and elevated aspects. The rooms are well served by a family bathroom with fitted bathtub, store cupboard and separate walk-in shower, with an adjacent WC.

Steps from the hallway lead down to the cellar, offering ideal storage space but likewise, potential for incorporation into the living space should the need arise.

Outside

The home sits centrally in its wrap-around plot, benefitting from a gated gravelled driveway and a generous private garden offering the opportunity to enjoy the sunshine at all times of the day. A range of tall, mature trees surround the garden, with a pretty paved front patio, a brick-laid herringbone walled terrace with decorative pond, beds and planting and large level lawns interspersed with a wide range of colourful and well-thought-out herbaceous beds and flowers. A useful potting shed and two outside stores provide ideal space for undercover gardening, with the former offering potential for alternative uses subject to the necessary consents.

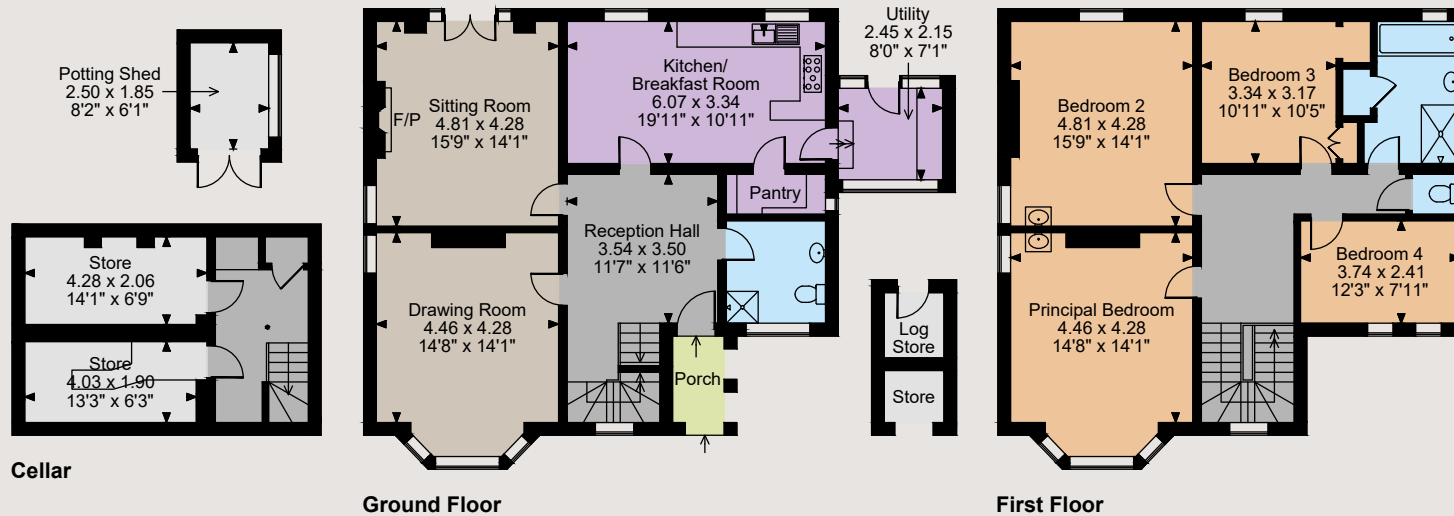
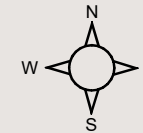
The Location

The property resides to the east of the thriving town of Ipswich, with its comprehensive range of amenities nearby including extensive shopping facilities, coffee shops, bars and restaurants and a mainline station within 1.5 miles with fast and frequent links to London Liverpool Street. The A14 and A12 provide convenient road links, with Rushmere and Purdis Golf Courses within easy reach and notable schools nearby including Royal Hospital School and Ipswich High School.





Floorplans
 Main House internal area 2,336 sq ft (217 sq m)
 Potting Shed internal area 50 sq ft (5 sq m)
 Total internal area 2,386 sq ft (222 sq m)
 Quoted Area Excludes 'External Log Store & Store'
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From central Ipswich head south following the A1022, taking the first exit at the roundabout and following Star Lane for 0.4 miles before turning right onto Grimwade Street (A1156). Then turn left onto Fore Street, where the property will be found on the left in half a mile.

General

Local Authority: Ipswich Borough Council.
Services: Gas central heating. All other mains services are connected.
Council Tax: Band F.
Tenure: Freehold
Guide Price: £700,000

Suffolk

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