



# Alandale

45 Graham Road, Ipswich, Suffolk



BNP PARIBAS GROUP

## A fine detached period family home with flexible accommodation throughout, in a popular town location.

An impressive six bedroom detached family home set in tranquil gardens and grounds, in the sought-after town of Ipswich.



**6 RECEPTION ROOMS**



**6 BEDROOMS**



**3 BATHROOMS**



**IN/OUT DRIVE**



**ENCLOSED GARDEN**



**FREEHOLD**



**TOWN**



**5,136 SQ FT**



**OFFERS OVER  
£1,000,000**



### The property

Positioned only half a mile from Christchurch Park along a quiet road, Alandale is a handsome and substantial Victorian family home with impressive red-brick elevations and a variety of period features throughout; including high ceilings, original fireplaces and sash stained-glass windows. The property offers comfortable and flexible accommodation arranged over three floors.

A welcoming entrance hall leads through to three of the main reception rooms including an atmospheric, panelled dining room with an open fireplace and a large, timber-framed sash window welcoming plenty of natural light, a double aspect snug and a study. A further sitting room and music room are connected in a semi open-plan layout by a squared arch opening creating a fabulous place for the family to gather, with an adjacent conservatory providing further space in which to relax. To the rear of the house, the well-proportioned kitchen and breakfast room is equipped with fitted units to base and wall level, a central island, a breakfast bar and a range cooker with ample room

for informal dining. The utility room and cellar provide further useful home storage.

Two separate staircases from different wings of the house rise to the first floor, leading to four well-presented double bedrooms, one of which is the principal bedroom with large Jack & Jill shower room. Completing the first floor is a family bathroom. To the second floor are two further double bedrooms, plus a bathroom and an attic studio, which could be used as a seventh bedroom if required.

### Outside

At the front of the property there is an in/out driveway with plenty of parking space for several vehicles, as well as an area of lawn, border beds and mature trees. The gardens at the rear feature terraced areas for al fresco dining, a covered storage area, a split-level lawn and border beds filled with colourful perennials, spring flowers and established shrubs. The gardens are enclosed by high walls and timber fencing, with several mature fir trees at the rear boundary creating a sense of privacy.



## Location

Graham Road is located in a sought-after residential area in Ipswich, within easy reach of Christchurch Park, as well as the town centre and mainline station. The town centre's comprehensive range of retail and leisure facilities, including its host of sports clubs, eateries and high street stores are all less than a mile away, while there are further local amenities nearby, including shops and restaurants, on Norwich Road. Ipswich is a popular commuting town owing to its excellent road and rail links, with Ipswich railway station offering fast and frequent services to London's Liverpool Street and the M25 easily accessible via the nearby A12. The area also benefits from a superb choice of schooling within both the state and private sectors, including the high performing Ipswich School and Prep, as well as the highly-regarded Northgate High School.

## Distances

- Ipswich town centre 0.8 miles
- Claydon 4.1 miles
- Woodbridge 9.3 miles
- Colchester 16 miles

## Nearby Stations

- Ipswich - main line
- Manningtree - main line

## Key Locations

- Christchurch Park
- Ipswich Waterfront/Marina
- Wolsey Theatre
- Jimmy's Farm
- Suffolk Water Park

## Nearby Schools

- Ipswich School and Prep
- Northgate High School
- Copleston High School





## Floorplans

Total internal area 5,136 sq ft (476 sq m)  
For identification purposes only.

## Directions

IP1 3QF  
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## General

Local Authority: Ipswich Borough Council

Services: Mains electricity, water, drainage and gas are connected.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

## Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

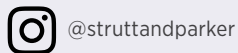
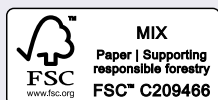
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