



Bentley Tower, Norwich Road, Ipswich, Suffolk

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Bentley Tower

172 Norwich Road

Ipswich

Suffolk

IP1 2PY

A beautifully presented townhouse with fantastic gardens, located in the heart of Ipswich

Town Centre about 0.5 miles town, Railway station 1.6 miles (London Liverpool Street about 70 minutes), Woodbridge 8.9 miles, Manningtree 11.6 miles, Colchester 18 miles

Reception hall | Dining room | Sitting room
Kitchen/breakfast room | Utility room | Living room | Bedroom/study | 3 Cloakrooms
9 Bedrooms all en suite | 2 Additional bedrooms
Cellar | EPC Rating C | Well planted town style gardens | Ample driveway parking

The property

Located just outside of the town centre of Ipswich, Bentley Tower is an impressive and unique eleven bedroom, Georgian townhouse and former guest house with ample parking and charming gardens.

The ground floor accommodation is accessed through an impressive reception hall which leads to the two well-proportioned reception rooms, both benefitting from double height sash windows allowing for plenty of natural light to enter both rooms. Towards the rear of the property is a spacious double aspect kitchen with a useful utility room adjacent. To the other side is a sizeable living room with doors opening to the gardens. Further to this floor is a study or bedroom with an en suite cloakroom, two further cloakrooms, as well as access to the cellar.

To the first floor there are 7 bedrooms, all of which benefits from an en suite. To the second floor there are two further bedrooms both

which are en suite. The tower rises to the third floor, with space for an office, snug or further bedrooms.

Outside

Positioned in the port town of Ipswich, the property sits back from the road with a large driveway with ample space for parking. To the rear of the property the walled gardens offer privacy and tranquillity. With a paved terrace to enjoy, the gardens are beautifully landscaped, with a variety of mature trees, flowerbeds, shrubs as well as a feature pond.

Location

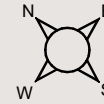
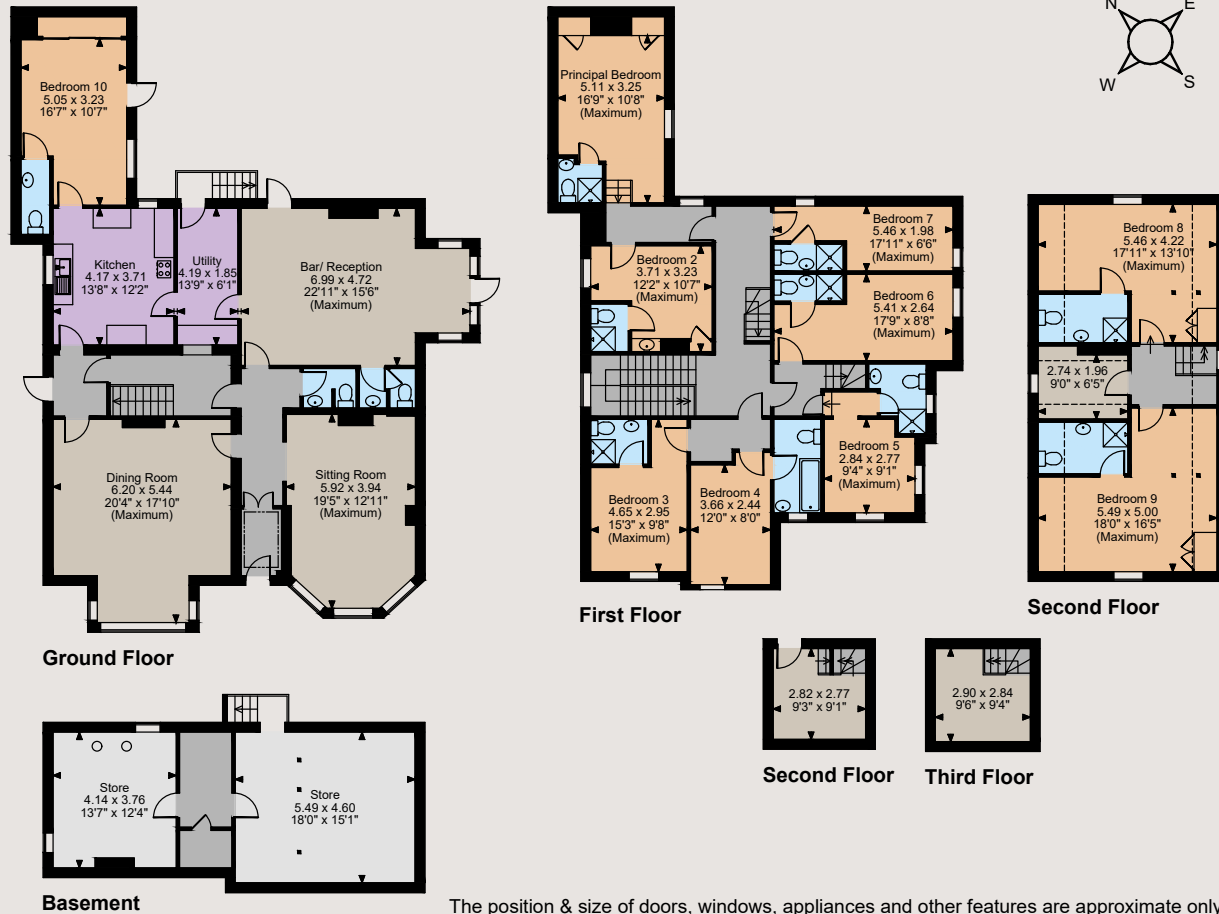
Bentley Tower is situated in a highly popular and convenient location, just moments from Christchurch Park and the town centre only 0.5 miles away, which provides excellent shopping and recreational facilities, including a wide range of shops, public houses and restaurants, the Wolsey Theatre and the marina.

There are many excellent schools in Ipswich and the surrounding area, including The Ipswich School for Boys, The Ipswich School for Girls and St Josephs. For the commuter, there are regular trains direct to London Liverpool Street station (about 70 minutes).





Floorplans
House internal area 4,310 sq ft (401 sq m)
For identification purposes only.



Directions

From Ipswich town centre head west and exit the roundabout onto St Matthew's St/A1156 for 0.3 miles and continue onto Norwich Road/A1156 for 0.1 miles and turn right onto Anglesea Road and the property will be found on the left hand side.

General

Local Authority: Ipswich Borough Council
Services: Gas central heating. All other mains services are connected.
Council Tax: Band G
Tenure: Freehold
Guide Price: £1,000,000.

Suffolk

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□ □ □ □ Denotes restricted head height

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