



19 Willoughby Road, Ipswich, Suffolk

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19 Willoughby Road, Ipswich, Suffolk, IP2 8AW

A beautifully presented, Victorian town house with period features throughout, moments from Ipswich railway station.

Ipswich mainline station 0.1 miles (70 minutes to London Liverpool Street), Ipswich town centre 0.5 miles, A14 2.4 miles, A12 2.8 miles

Sitting room | Dining room | Kitchen/breakfast room | Pantry | Utility | 5 Bedrooms | Shower room | Cloakroom | Bathroom | Store room
Workshop | Gardens | EPC rating TBC

The property

Built in 1868 by a local architect as a gentleman's villa, this handsome detached property has a wealth of character features, including open fireplaces, large sash windows and exposed wooden floorboards. Situated in a prominent position near to Ipswich train station, the property offers flexible, spacious accommodation whilst being perfectly positioned for easy full or part time commuting.

A light entrance hall leads through to the majority of the ground floor accommodation. Comprising two main reception rooms; a well-proportioned sitting room with a bay window to the front and a cast iron fireplace with an ornate surround; and a formal dining room, also with open cast-iron fireplace. The kitchen/breakfast room is dual aspect offering ample natural light and has fitted units to base and wall level, a range cooker, a walk-in pantry and space for all the necessary appliances, while there is also a utility room for further storage and appliances.

There are five bedrooms on the first floor, four of which are doubles, while the fifth bedroom would make an ideal study, dressing room or

potential as an en suite bathroom. The first floor has a family shower and bath room with a separate WC, while there is a further bathroom on the lower ground floor, together with a useful workshop and store room.

Outside

At the front of the house, the garden is enclosed by wall and wrought-iron fence borders, and includes areas of lawn with border shrubs and other plants, as well as a tiled pathway leading to the front entrance. Access for vehicles is at the rear, via Burrell Road, where there is a driveway providing parking for up to three cars. There is also a courtyard area at the rear, which is an ideal space for al fresco dining or further storage.

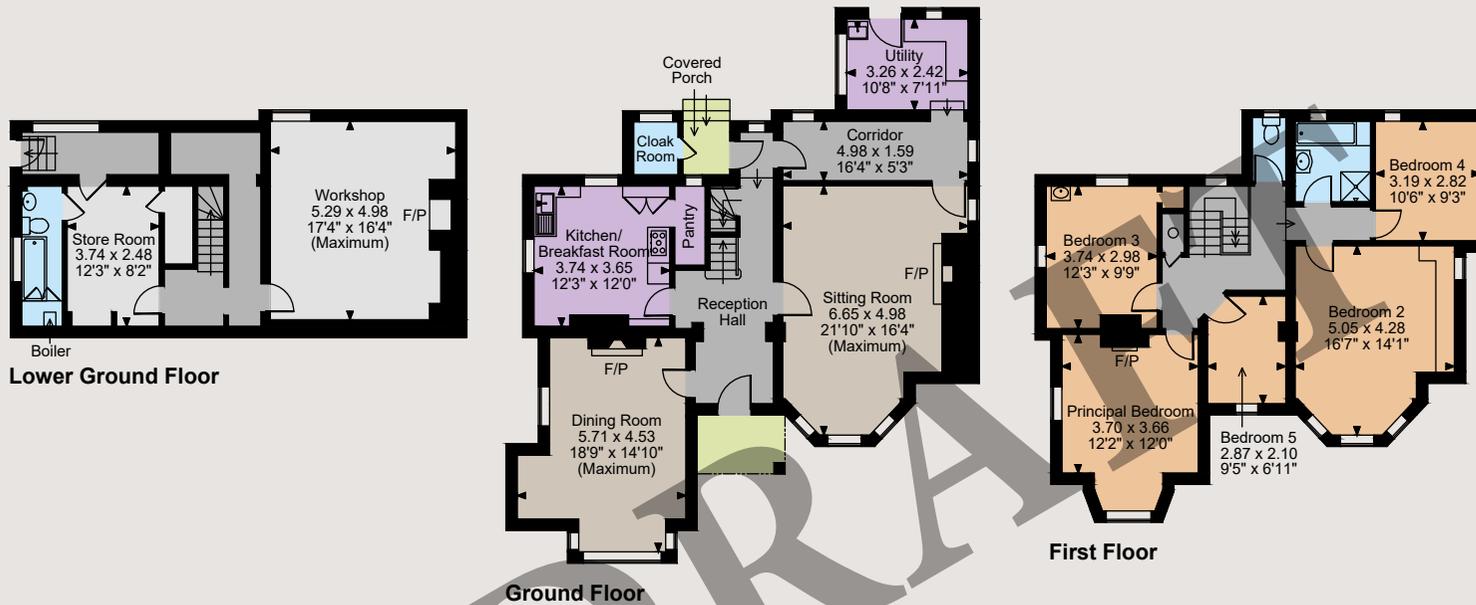
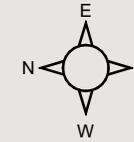
Location

Willoughby Road is located in a sought-after residential area in Ipswich, south of the River Orwell and close to both the town centre and the 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. 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 High School for Girls and Copleston High School.





Floorplans
Internal area 2,581 sq ft (240 sq m)
For identification purposes only.



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

Local Authority: Ipswich Borough Council
Services: All mains services are connected. Broadband is currently 132mb but could be up to 1gb.
Council Tax: Band E.
Tenure: Freehold
Guide Price: £550,000

Suffolk

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

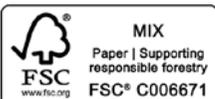
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