

13 Elsmere Road, Ipswich
Suffolk



Strutt
& Parker

Land and property. Since 1885



2,417 sq ft (225 sq m) | Freehold
6 bedrooms | Garage
Swimming pool | Quiet no-through road

Guide price £950,000

A beautifully presented detached family home with swimming pool, set within easy proximity of Christchurch Park.

Situated in a desirable Ipswich setting, 13 Elsmere Road is a well-presented detached family home offering light-filled, flexible accommodation arranged over three floors, combining modern open-plan living with comfortable family space.

The heart of the home is the impressive 38ft open-plan kitchen, dining and sitting area with triple bi-fold doors opening onto the rear garden. The kitchen is fitted with shaker-style units, built in pantry, integrated appliances and a central island with a breakfast bar, while the room also offers ample space for dining and relaxed seating. Separate from the open-plan living area, the formal sitting room at the front provides an additional space in which to relax, centred around a fireplace and benefiting from a dual aspect, including a south-facing bay window.

The six bedrooms are arranged across the first and second floors, with four situated on the first floor, including the generous principal bedroom with built-in wardrobes and a washbasin. A further bedroom also benefits from a washbasin, while the first floor also features a family bathroom and separate cloakroom. On the second floor are two further light-filled double bedrooms, one with eaves storage, and together share a shower room.

Outside, the front garden features a crescent-shaped lawn bordered by shrubs and hedgerow, alongside a tarmac driveway providing parking and access to the detached garage, currently used as a home gym. The rear garden includes an elevated patio with steps leading down to the lawn, bordered by established hedgerows, shrubs and flowering perennials. There is also a pergola, a workshop and, at the end of the garden, a heated outdoor swimming pool with a sun terrace and summer house.



Location

The property is in the sought-after town of Ipswich, on the estuary of the River Orwell and close by to the popular Suffolk Heritage Coast. The home is situated in a desirable residential area close to Christchurch Park on a quiet no-through road, yet within easy reach of the town centre with its comprehensive range of retail and leisure facilities, including a host of sports clubs, eateries and high street stores. Ipswich has become 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 private and state sectors including high-performing Ipswich School and the highly-regarded Northgate High School. Postcode region: IP1

General

Local Authority: Ipswich Borough Council
Services: Electricity, water and drainage mains services are connected.
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



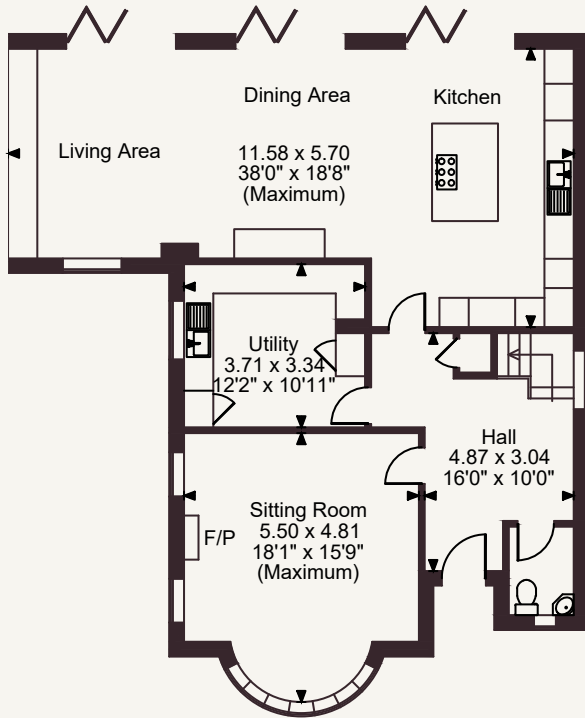
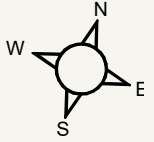
Ismere Road, Ipswich

lain House internal area 2,417 sq ft (225 sq m)

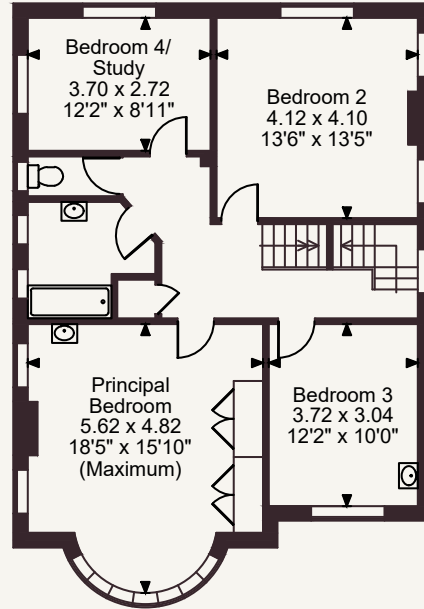
arage/Gym internal area 158 sq ft (15 sq m)

orkshop and Summer House internal area 246 sq ft (23 sq m)

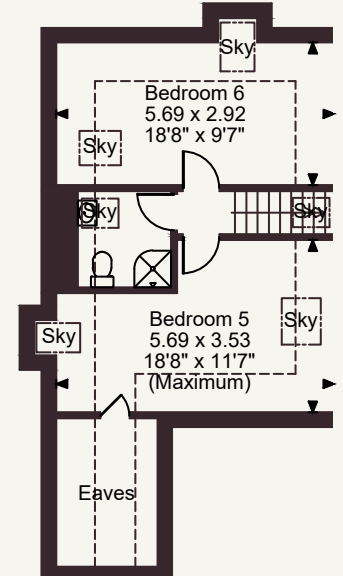
otal internal area 2,821 sq ft (262 sq m)



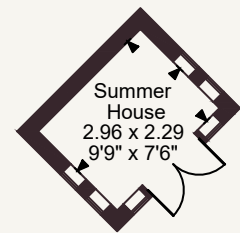
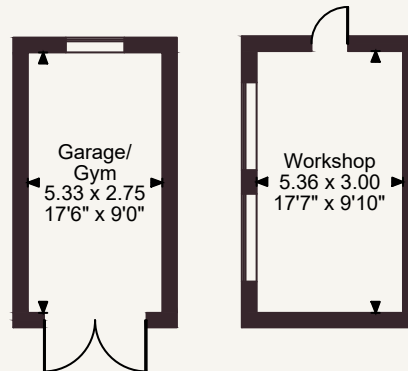
Ground Floor



First Floor



Second Floor



OR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

Denotes restricted head height

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Suffolk

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