



25 Graham Road, Ipswich, Suffolk

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25 Graham Road

Ipswich

Suffolk

IP1 3QE

A beautifully presented Victorian family home with large garden and detached garage in a sought-after town location.

Christchurch Park 0.5 miles, Ipswich station (London Liverpool Street Station approx. 65 minutes) 1.6 miles, Woodbridge 8.8 miles, Colchester 18.2 miles

Porch | Reception hall | Sitting room | Dining room | Kitchen/breakfast room | Study | Utility room | Cloakroom | 4/6 Bedrooms | Family bathroom | Shower room | Games room | Kitchen | Wine cellar | Storage | Double garage | Two driveways | Large garden | EPC Rating D.

The property

Positioned along a quiet, popular road only half a mile from Christchurch Park, 25 Graham Road is an impressive four to six bedroom Victorian house with flexible accommodation arranged over three floors. Offering period features including high ceilings, sash windows and ornate cornicing, the property had previously been split into four apartments, but the current owners have restored the property back into the beautiful family home it now is.

The ground floor accommodation is all accessed from the central reception hall with impressive staircase leading to the first floor. There are three reception rooms including a spacious dual-aspect sitting room and large dining room, both of which benefit from plenty of natural light and feature fireplaces, as well as a sizeable study offering ideal space to work from home. To the rear of the property is the well-proportioned kitchen/breakfast room fitted with a bespoke cabinetry and a kitchen breakfast island, as well as doors opening to the rear gardens. Completing the floor is a utility

room and separate cloakroom. A basement floor offers further storage, boiler room and wine cellar.

On the first floor there are four substantial double bedrooms, all with feature fireplaces and large windows, as well as a family bathroom and a shower room. To the second floor is a large games room with a kitchen space adjacent, with stunning views towards the town. The floor is reached by a secondary staircase, connecting to the utility on the ground floor.

Outside

The property is approached via a gravelled driveway to the front providing plenty of space for parking with a footpath to the side leading to the rear garden. Running the width of the rear elevation is a terrace ideal for al fresco dining and entertaining with steps leading down to an expanse of lawn, bordered with a number of mature shrubs and fruit trees. To the back end of the garden is the double garage with access from the garden and electric doors to the front, attractive veranda and large store room to either end. Subject to the necessary consents, the building does offer scope for conversion. Beyond the garage is a secondary driveway accessed from Valley Road to the rear with a connection available to install electric gates.

Location

Graham Road is an attractive residential road close to Christchurch Park and the town centre. Ipswich has an extensive range of shopping, recreational and leisure facilities. There is excellent schooling in the area including The Ipswich School and the property falls within the desirable Northgate catchment area.

Ipswich mainline rail station provides a regular service to London Liverpool Street with a journey time of approximately 65 minutes. The A14 and A12 are within easy reach and provide access to the Cambridge to the west, London to the south and the country's motorway network.





Floorplans
Main House internal area 3,415 sq ft (317 sq m)
Garage internal area 756 sq ft (70 sq m)
Total internal area 4,171 sq ft (388 sq m)
For identification purposes only.



General

Local Authority: Ipswich Borough Council

Services: All mains services are connected. Gas-fired central heating. CAT5 networking throughout. Fully insulated (celotex) in the loft/attic and under the suspended ground floor.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,100,000.

Suffolk

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