












38 St. Edmunds Road
Ipswich, Suffolk

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A stunning Georgian-style family home set within beautifully landscaped gardens, in a desirable town location.

38 St. Edmunds Road is a beautifully presented detached modern home combining elegant features with light and spacious, flexible accommodation set in a sought-after position near Christchurch Park.

 4 RECEPTION ROOMS	 4-5 BEDROOMS	 4 BATHROOMS
 DOUBLE GARAGE	 LANDSCAPED GARDEN	 FREEHOLD
 RURAL/ VILLAGE	 2,925 SQ FT	 OFFERS IN EXCESS OF £1,000,000



The property

38 St. Edmunds Road is a handsome Georgian-style modern family home offering flexible accommodation arranged over three floors with elegant features throughout.

Configured to provide the ideal space for family living and entertaining, the ground floor accommodation flows from a welcoming reception hall and comprises three well-proportioned reception rooms; a generous sitting room with an impressive fireplace and floor to ceiling bi-fold doors opening to the rear terrace, a comfortable drawing room and a useful study. Towards the rear, the open-plan kitchen and dining room provides a stunning social space with a skylight lantern and floor-to-ceiling bifold doors flooding the room with plenty of natural light, with further access to the garden beyond. The kitchen is fitted with bespoke cabinetry with a central island and integrated appliances. An adjacent utility room offers further useful storage and space for home appliances as well as a cloakroom.

There are four well-presented bedrooms on the first floor, one of which is currently utilised as a dressing room with built-in storage but could be used as a bedroom if required; the first floor offers two en suite bathrooms as a well as a family bathroom. To the second floor is the luxurious principal bedroom suite with large en suite, ample in-built cabinetry and plenty of natural light.

Outside

The property is approached via an electric gated driveway with parking space for several vehicles, as well as access to the attached double garage; offering considerable additional space, it is utilised currently as a gym with plenty of storage, including a full-size boarded and insulated loft area over.

The gardens are beautifully landscaped to both front and rear, with a number of terraced areas ideal for al fresco dining and entertaining, as well as a large area laid to artificial lawn for easy maintenance, bordered by mature trees and hedging, creating wonderful seclusion and space in which to relax.



Location

The property is found in an unusually quiet and protected nook along St Edmund's Rd - no vehicular access past the house results in a position offering considerable privacy. Located in a sought-after residential area of Ipswich, within easy reach of Christchurch Park as well as the town centre and mainline station, the area also benefits from a superb choice of schooling within both the private and state sectors. High-performing Ipswich School and Prep is 5 minutes away on foot, with the highly-regarded Northgate High School only a short drive away.

The town centre offers a comprehensive range of retail and leisure facilities, including its host of sports clubs, eateries and high street stores and is 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.

Distances

- Woodbridge 8.6 miles
- Felixstowe 15.2 miles
- Aldeburgh 25 miles

Nearby Stations

- Ipswich - mainline

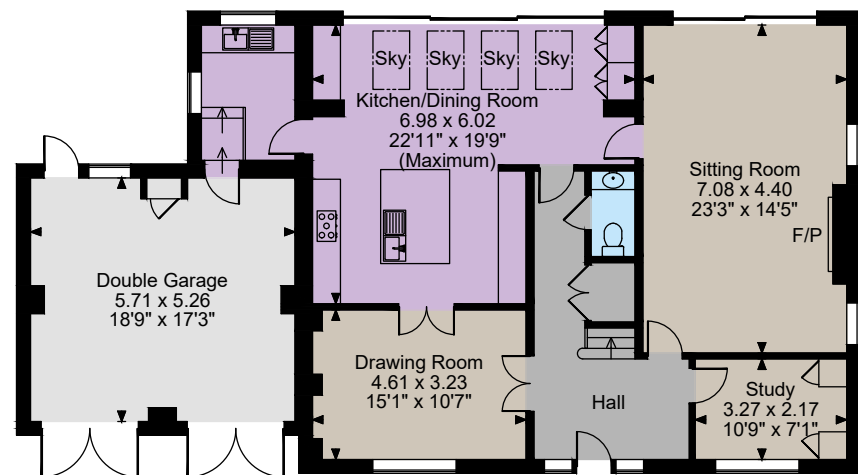
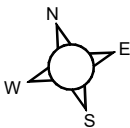
Key Locations

- Ipswich Museum
- Christchurch Park and Mansion
- Sutton Hoo
- Framlingham Castle

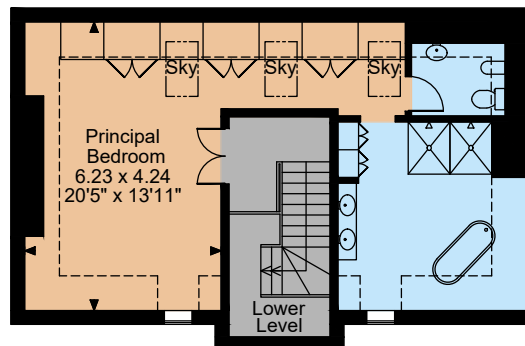
Nearby Schools

- Ipswich School
- St. Margarets CEVAP
- Northgate

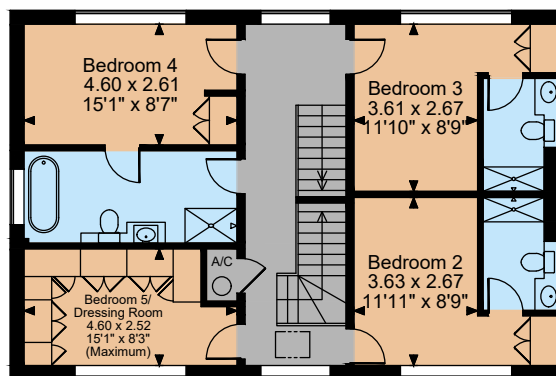




Ground Floor



Second Floor



First Floor

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

--- Denotes restricted head height

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Floorplans

Main House internal area 2,602 sq ft (242 sq m)

Double Garage internal 323 sq ft (30 sq m)

Total internal area 2,925 sq ft (272 sq m)

For identification purposes only.

Directions

IP1 3QT

what3words: ///woke.began.wacky

General

Local Authority: Ipswich Borough Council

Services: All mains services are connected. Gas central heating. Solar panels. Underfloor heating through the ground floor; radiators to the first and second.

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

Council Tax: Band G

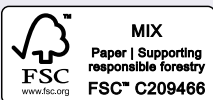
EPC Rating: C

Suffolk

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

01473 220444

ipswich@struttandparker.com
struttandparker.com



@struttandparker

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