



Rocklands, Christchurch Street, Ipswich, IP4 2DH

welcome to

Rocklands, Christchurch Street, Ipswich

Exceptional four-storey, Victorian home offering over 2,000 sq ft of beautifully presented accommodation. Featuring a stunning open-plan kitchen/dining/family room, four double bedrooms, four bathrooms, landscaped garden, gated parking and moments from Christchurch Park. VIEWING HIGHLY RECOMMENDED!!

Agents Note:

Please note there are Tree Preservation orders in the front and back gardens of this property.

Ground Floor: Entrance Hall

A welcoming entrance hall with attractive wood flooring, useful storage, window to the rear and stairs leading to the lower ground floor.

Lounge

A beautifully proportioned reception room, centred around a bay window, creating a bright and elegant living space ideal for relaxing or entertaining.

Reception Room/Study

An equally generous second reception room offering exceptional flexibility as a home office, snug, playroom or formal dining room.

Lower Ground Level: Kitchen/Dining/Family Room

Without doubt the centre-piece of the home! This outstanding, open-plan kitchen, dining and family room extends to approximately 34 feet and has been thoughtfully designed for modern family living. The beautifully appointed shaker-style kitchen combines solid oak worktops, a granite breakfast bar and a comprehensive range of integrated appliances, including dishwasher, fridge/freezer, microwave, oven and electric hob with extractor, all complemented by a generous preparation area with a ceramic one-and-a-half bowl sink. Large bi-fold doors open directly onto the entertaining terrace, effortlessly connecting indoor and outdoor living.

Bathroom

A well-appointed ground floor bathroom featuring a bath with shower over, separate shower enclosure, WC and wash hand basin, providing practical facilities for guests and garden use.

First Floor Level: Landing

A bright carpeted landing with a window to the front, providing access to the principal bedroom, en suite and luxurious family bathroom.

Master Bedroom

An impressive double bedroom featuring fitted oak wardrobes, excellent proportions and direct access to the en suite.

En Suite

Beautifully finished with marble-effect tiled flooring and walls, this en suite features a vanity unit, WC, heated towel rail, bath with overhead shower and glass screen, window to the rear, spotlights and extractor fan.

Family Bathroom

One of the home's standout features, this luxurious bathroom combines marble-effect flooring and tiled walls with a freestanding bath, walk-in shower, twin vanity units, WC, heated towel rails and window to the front.

Second Floor Level: Landing

A bright carpeted landing providing access to three further bedrooms.

Bedroom Two

A generous double bedroom benefiting from a contemporary en suite shower room, window to the front, carpet flooring and one radiator.

En Suite

Contemporary en suite with marble-effect tiled walls and flooring, shower enclosure, vanity unit, enclosed WC, heated towel rail and recessed spotlights.

Bedroom Three

A spacious double bedroom with window to the front, carpet flooring and one radiator.

Bedroom Four

A well-proportioned fourth bedroom with window to the front, carpet flooring, one radiator and useful built-in storage.

Outside: Front Garden

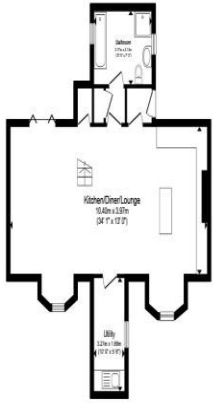
An attractive walled frontage with wrought iron railings, mature planting and a pathway leading to the front entrance, with gated side steps providing access to the lower ground floor and rear garden.

Rear Garden

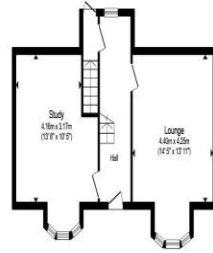
Designed for both relaxation and entertaining, the rear garden features a generous paved terrace accessed directly from the bi-fold doors, leading onto an enclosed lawn with mature planting and gated access to the parking area.

Parking

Secure gated off-road parking accessed from Cemetery Road provides space for multiple vehicles.



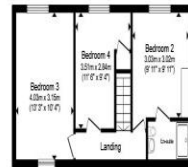
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total floor area 200.4 m² (2,157 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Rocklands, Christchurch Street,
Ipswich

- Elegant four-storey Victorian home extending to over 2,000 sq ft
- Exceptional 34ft open-plan kitchen/dining/family room
- Four generous double bedrooms
- Two reception rooms, offering flexible living & home working space
- Two en suites plus two additional bathrooms

Tenure: Freehold EPC Rating: E
Council Tax Band: F

guide price

£550,000 - £575,000



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Property Ref:
IPS119980 - 0005

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