



Constable Road, Ipswich, IP4 2UW

welcome to

Constable Road, Ipswich

A stunning, bespoke four-bedroom new build moments from Christchurch Park, offering exceptional contemporary accommodation with two en suites, a study, a spectacular kitchen/family room, a landscaped garden, parking and EV charging.

Agents Notes:

*There is a restriction on the title, please contact the branch for further information.

*Please note this property lies within a Conservation Area.

Entrance Hall

An impressive, sweeping entrance hall setting the standard for the accommodation beyond. Featuring porcelain tiled flooring with under floor heating, inset spotlights, a striking wraparound oak staircase, with contemporary glazed balustrade, an airing cupboard and storage cupboard.

Cloakroom

A stylishly appointed cloakroom with enclosed WC, a wall-hung vanity wash basin, fully tiled walls with feature detailing, porcelain tiled flooring with under floor heating, spotlights and obscure double glazed window to the front.

Living Room

A comfortable, separate reception room with double glazed window to the front, carpet flooring with under floor heating, inset spotlights and TV point.

Study

Ideally suited to home working, featuring a double glazed window to the side, porcelain tiled flooring with under floor heating, spotlights and telephone points.

Kitchen/Dining/Family Room

A truly outstanding, open-plan room designed as the social heart of the property. Flooded with natural light, the room features an impressive roof light, complemented by LED strip lighting, bi-folding doors opening onto the rear garden and additional double glazed window to the side. The kitchen itself is finished to an excellent specification with cashmere, handleless eye and base level units and luxurious quartz work surfaces, an inset, one-and-a-half bowl sink with chrome mixer tap, two integrated ovens with microwave functionality, integrated fridge/freezer and dishwasher, a substantial central island, creating an impressive

focal point, with waterfall quartz worktops, oak panelling, an induction hob with integrated extraction and breakfast bar seating for approximately three stools, providing an ideal space for informal dining. There is porcelain tiled flooring with under floor heating throughout, with ample room for a substantial dining table and relaxed family seating area, an oak glazed door to the entrance hall and inset spotlights.

Utility Room

Further cashmere handleless eye and base level units with quartz worktop surfaces, an inset sink with chrome mixer tap, space for washing machine, porcelain tiled flooring with under floor heating, spotlights, extractor fan and composite door opening to the garden.

First Floor Landing

A spacious landing with carpet flooring, oak staircase with glass balustrade, roof window, inset spotlights and a generous storage cupboard, which could be used as further wardrobe space.

Bedroom Two

A superb double bedroom with impressive floor to ceiling double glazed windows to the front and side, carpet flooring, radiator, spotlights and a door to the en suite.

En Suite Shower Room

Beautifully finished with an enclosed WC, a suspended vanity wash basin, a generous double shower enclosure with waterfall and handheld shower fittings, fully tiled walls and flooring, chrome heated towel rail, spotlights, extractor fan and integrated toothbrush charger.

Bedroom Three

A generous double bedroom with double glazed window to the front, carpet flooring, radiator and spotlights.

Bedroom Four

Another well-proportioned double bedroom with double glazed window to the rear, carpet flooring, radiator and spotlights.

Bathroom

A striking, contemporary bathroom with an enclosed WC, suspended vanity wash basin, separate corner shower enclosure with rainfall and handheld shower fittings, a bath with centrally mounted chrome mixer tap and shower attachment, stylish grey tiled walls and flooring, chrome heated towel rail, spotlights, extractor fan, an illuminated, de-mist mirror, integrated toothbrush charger and obscure double glazed window to the rear.

Second Floor Landing

Carpet flooring, Velux roof window and contemporary glass balustrade leading to the master suite.

Master Bedroom

A spectacular, top-floor master bedroom filled with natural light, floor to ceiling, double glazed windows extend across the front and side, two additional Velux roof windows, sloping ceilings, carpet flooring, two radiators, TV point and an opening leading to the dressing room.

Dressing Room

A substantial dressing space, providing ample room for freestanding or fitted wardrobes, a window to the rear and inset spotlights.

En Suite

An impressive, contemporary shower room incorporating an enclosed WC, suspended vanity wash basin, a corner glazed shower enclosure with waterfall and handheld shower fittings, marble effect tiled flooring, partly tiled walls, Velux window, illuminated mirror, down lights, spotlights and extractor fan.



Ground Floor

First Floor

Second Floor

Total floor area 173.4 m² (1,866 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
Constable Road,
Ipswich

- Exclusive, bespoke four-bedroom new build
- 1866 sq ft (approx) of luxurious accommodation
- Spectacular open-plan kitchen/dining/family room
- Four generous double bedrooms with principal dressing room
- Two luxurious en suites, family bathroom & cloakroom

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£775,000



view this property online [williamhbrown.co.uk/Property/IPS121982](https://www.williamhbrown.co.uk/Property/IPS121982)



Property Ref:
IPS121982 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



ipswich@williamhbrown.co.uk



16-18 Wolsey House, Princes Street, IPSWICH,
Suffolk, IP1 1QT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)