



IMMACULATE SPACIOUS MODERN HOUSE ON THE EDGE OF CHRISTCHURCH PARK

4 PARK GATE,
PARK ROAD, IPSWICH, SUFFOLK, IP1 3TU

Freehold

savills



IDEALLY POSITIONED OVERLOOKING CHRISTCHURCH PARK

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4 Bedrooms ♦ 3 Bath/Shower Rooms (2 En Suite) ♦
Entrance Hall ♦ Open Plan Kitchen/Dining/Family Room ♦
1st Floor Sitting Room with Balcony ♦ Study ♦ Utility Room
♦ Garage & Car Port ♦ Mature Garden ♦ EPC rating = B

Situation

DISTANCES

Ipswich train station 1.7 miles (London Liverpool Street station from 75 minutes. Manningtree 12.7 miles (London Liverpool Street station from 50 minutes)

4 Park Gate is situated within the highly sought after Park Gate development set on Park Road to the north of Ipswich town centre and in close proximity to Christchurch Park, which is one of the most sought after areas in Ipswich.

The property directly overlooks Christchurch Park to the south as well as having fine and far reaching views to the north. It is within walking distance of Ipswich School and in the Northgate catchment area.

The town centre, which has a wide variety of shopping, restaurants, public houses and recreational facilities, is a short walk away.

There is a main line railway station in the town to London's Liverpool street station, taking from 65 minutes.

There is also good access to both the A14 and A12 trunk roads which lead to London, the Midlands and the major motorway network beyond.

Description

4 Park Gate is one of six prestigious houses set on a sought after gated development in the heart of one of the town's most desirable residential locations.

The development, completed in 2014 is set back off Park Road behind mellow Suffolk white brick walls and accessed through electrically operated gates accessing a private driveway that fronts the six houses.

The house, which is fully alarmed, is constructed from brick under pitched peg tiled roofs and internally has enormous character with numerous features



that include well-proportioned rooms, a large open plan kitchen/dining/family room that benefits from a luxury kitchen with a fitted bespoke central island flanked by a dining area on one side and a family room to the other with a fitted wood burning stove.

The house has been built to an exceptionally high standard with features such as underfloor heating throughout the ground floor as well as the bathrooms, a six zone heating control system, a garden irrigation system, a fully landscaped rear garden and an internal garage with a fitted electrically operated door.

The house benefits from fitted solar PV panels set of for the feed in tariff adding to the property's efficiency. Further features of the house include an electrically operated garage door, an irrigation system for the garden & a water softener.

Internally the house has been designed and built to a high specification with Villeroy & Boch sanitaryware & vanity units, chrome taps, illuminated mirrors, shaver sockets, digitally operated Aqualisa showers, chrome heated towel rails with separate power supply and full height wall tiling from Porcelanosa in all bathrooms/cloakroom.

The house is fitted with Control 4 Home Automation System for Intelligent Lighting, heating, full audio/visual and security alarm all available to operate via a mobile device, tablet or remote control.

Added features for 4 park gate operated by Control 4 and all rooms are fitted with electronically operated blinds, individually controlled or operated as a group. Curtains to the principle bedrooms are also electronically operating, the system currently is programmed to close all blinds & curtains at dusk and open at 9.15 am. Ceiling Fans are fitted to all bedrooms these are linked to the control. CAT 6 points are also available in all rooms (except bathrooms).

The kitchen also has full height bi-fold doors opening out to the professionally landscaped gardens to the rear that have a decked terrace flanking the house with lawns and raised beds well stocked with numerous shrubs and plants.

The first floor sitting room also has a fitted wood burning stove as well as a large feature balcony overlooking the park beyond. The house is light and bright with large double glazed windows throughout with the two of the bedrooms having floor to ceiling windows with far reaching views. The house is set back from Park Road and further benefits from a garage and car port to the front of the house.

Tenure:

Freehold

Local Authority:

Ipswich BC

Viewing:

Strictly by appointment with Savills





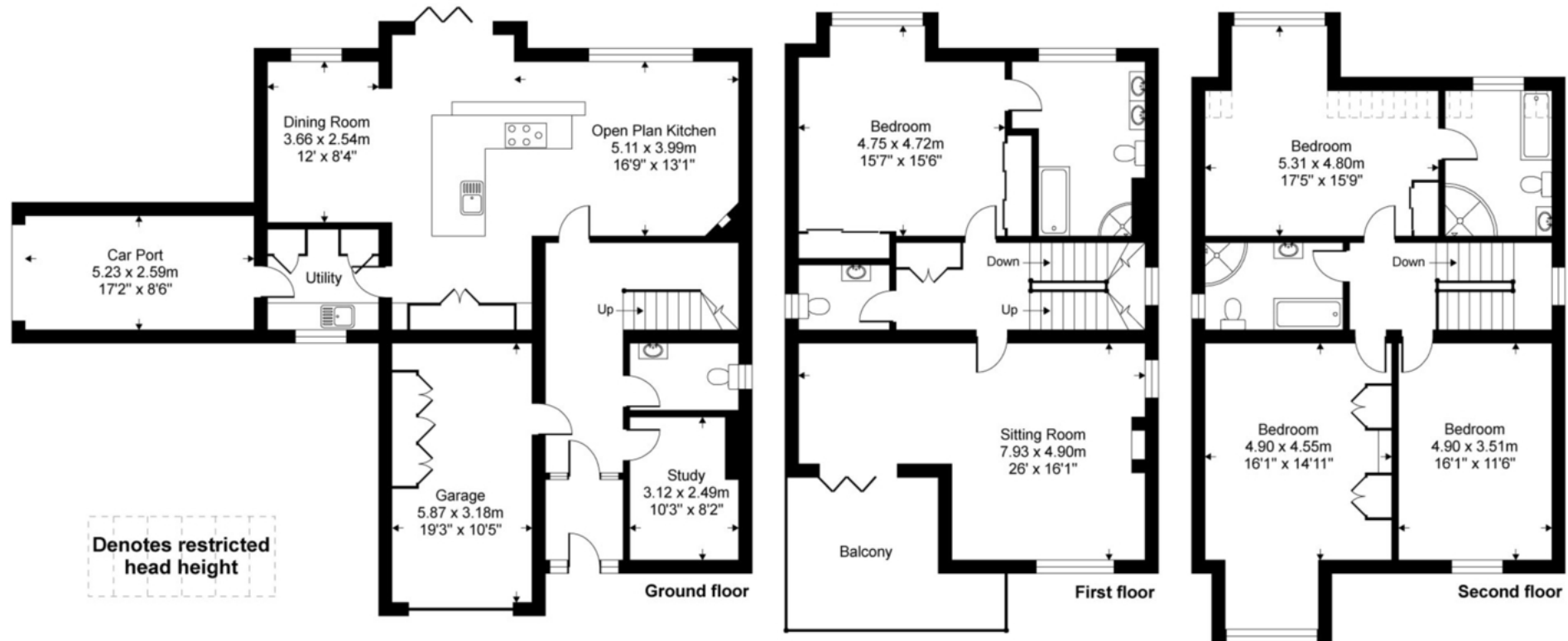
Park Road, Ipswich, IP1

Gross internal floor area (approx): 3058

284.1 sq m / 3058 sq ft (Excludes Restricted Head Height, Carport & Includes Garage)

For Identification only - Not to scale

Niche Communications



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