



Fully renovated Victorian house with stunning gardens

The Moorings, 17 Paget Road, Ipswich, Suffolk IP1 3RP

Freehold





6 bedrooms, dressing room • 3 bath/shower rooms • 3 reception rooms, entrance hall • kitchen/breakfast room, utility & cellar • raised terrace & veranda • home office & gym • partly walled gardens • About 0.7 acre

Local information

The Moorings is situated 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. It is within walking distance of Ipswich School and in the Northgate catchment area. The town centre, which has a wide variety of shopping, 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 75 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.

About this property

The Moorings is an impressive neo-classical town house built of Suffolk white brick enhanced by large sash windows under pitch slate roofs. The house is believed to date back to 1880 and is situated in a conservation area surrounded by a number of similar houses that retain their traditional materials and detailing. The house has undergone a complete and thorough renovation in recent years and is presented to an extremely high level. The renovation included replacing or refurbishing all the windows, a new heating system providing a pressurised heating system. All the sanitary ware for all the bathrooms supplied by Flood and French Limited and the house has been fully re-wired.

New fireplaces in the drawing room and dining room and other fireplace surrounds were expertly removed and renovated. The kitchen features New England designed bespoke hand made base and wall mounted units with marble and quartz work tops and concealed LED strip lights. There are numerous integral Miele appliances including ovens, microwave, steam oven, warming draws, Nespresso coffee machine, dishwasher, Quooker Nordic boiling tap, induction hob and canopy, waste disposal and fridge/freezers.

The property benefits from a wealth of period features including sash windows, shutters, panelled doors, marble fireplaces and good ceiling heights. The accommodation comprises an spacious entrance hall, which leads through to the sitting room at the front of the house and the impressive drawing room which opens into the dining room at the rear of the property. Both rooms give access out to the superb renovated terrace with veranda to one side, offering superb views of the west facing garden beyond. The beautifully fitted hand made kitchen is a lovely, light and airy room with doors out on to the terrace. There is an inner courtyard with an outbuilding converted for use as a home office/gym and also a boiler room and useful wine cellar.



The first floor is reached via a handsome staircase with 4 bedrooms on the first floor 3 bath/shower rooms and a dressing room off the principal bedroom.

The second floor offers two further bedrooms.

OUTSIDE

The house is approached through a pierced lattice Suffolk brick wall with large piers either side, giving access to the wide gravel drive, which provides ample parking for a number of vehicles. Electric double gates to one side open through to a further gravelled area and onto a further parking area with electric car charging point.

The rear garden is walled and split level with intermittent steps that lead down to the end of the garden. There is a wide stone terrace off the newly renovated veranda fitted with solar protective glass which opens onto to a wide lawn. The house is set in an elevated position affording fantastic views out across Ipswich.

DIRECTIONS

From Ipswich town centre proceed northbound along Berners Street and at the T-Junction with Anglesea Road turn left and follow this road passing Warrington Road on the right and take the next exit on the right into Paget Road. Proceed along Paget Road and The Moorings will be found on the left hand side.

Services

Mains electricity, water, gas and drainage.

Tenure

Freehold

Local Authority

Ipswich Borough Council - Council Tax Band G

Viewing

Strictly by appointment with Savills







Paget Road, Ipswich, IP1 3RP

Approximate Area = 4460 sq ft / 414.3 sq m

Limited Use Area(s) = 342 sq ft / 31.7 sq m

Outbuilding = 256 sq ft / 23.7 sq m

Total = 5058 sq ft / 469.8 sq m

For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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