



Handsome detached Victorian town house

65 Fonnereau Road, Ipswich, Suffolk, IP1 3JN



8 bedrooms • 4 bath/shower rooms • 4 reception rooms
• kitchen/breakfast room • gym, laundry room,
workshop, cellar & store rooms • garage, bike store •
wide terrace • mature south facing gardens

Local information

65 Fonnereau Road is situated to the north of Ipswich town centre and in close proximity to Christchurch Park, which is a most sought after part of 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 also 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

65 Fonnereau Road is an impressive Grade II listed town house built in a Georgian style of gault brick under a slate roof. The house is believed to date back to the early 19th century and is situated in a conservation area surrounded by a number of similar houses that retain their traditional materials and detailing.

The house has been well maintained by the current owners and has been extended at the rear now providing a spacious, light and airy snug area which open up into a kitchen/breakfast room with bi-fold doors out on to the raised terrace area, perfect for al fresco dining.

The property benefits from a

wealth of period features including sash windows, shutters, panelled doors and good ceiling heights. The accommodation comprises a spacious entrance hall, which leads through to the four main reception rooms. The lower ground floor benefits from a gym, large laundry room, cellar, two store rooms and a spacious work shop.

The first floor is reached via a handsome staircase with five double bedrooms, three bath/shower rooms (one ensuite) and a cloakroom on the first floor. A further three bedrooms, bathroom and kitchen are on the second floor.

Outside

The property is approached through a pierced lattice Suffolk brick wall with piers either side, giving access to the wide paved drive, which provides ample parking for a number of vehicles. There is a purpose built lockable bike shed which can store 2-3 bikes. The rear south facing garden is mainly laid to lawn with a number of mature trees and hedging which offers the property a high degree of privacy and seclusion. The double garage is located beyond the garden with access onto High Street.

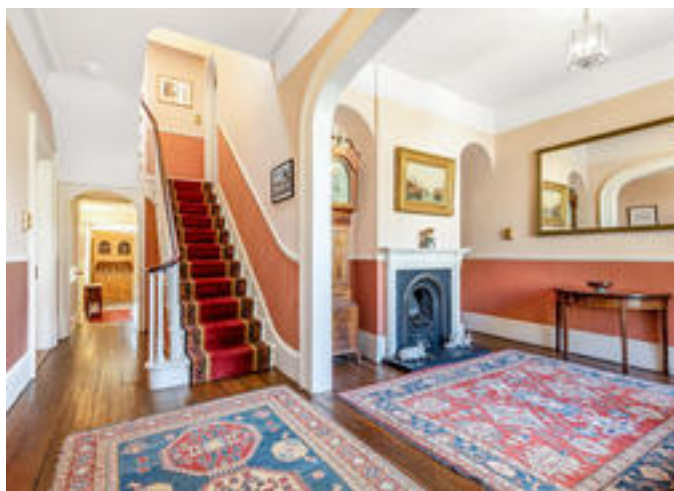
Local Authority

Ipswich Borough Council

EPC rating = Exempt

Viewing

Strictly by appointment with Savills





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Approximate Area = 4966 sq ft / 461.3 sq m

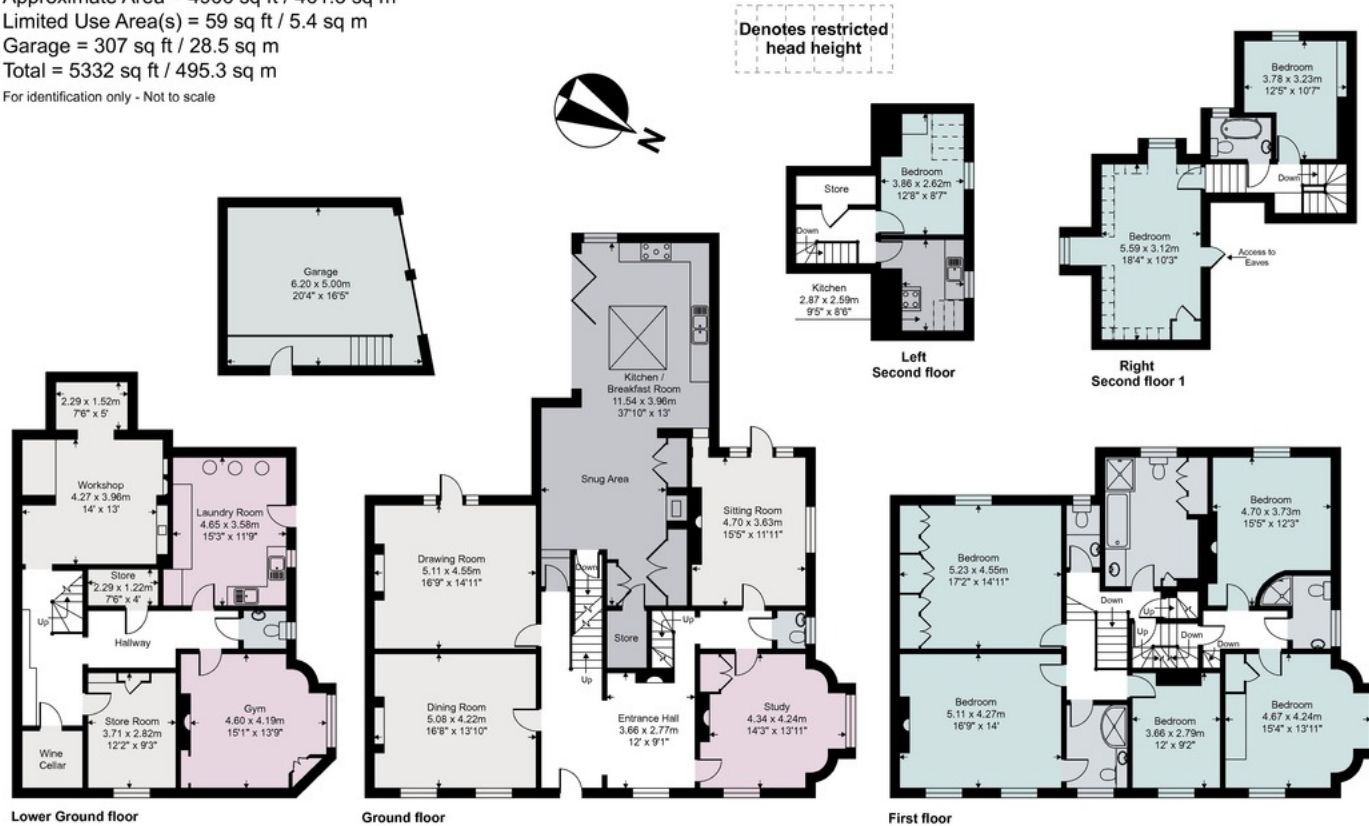
Limited Use Area(s) = 59 sq ft / 5.4 sq m

Garage = 307 sq ft / 28.5 sq m

Total = 5332 sq ft / 495.3 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthec.com 2021. Produced for Savills (UK) Limited. REF: 752722

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