



Park House, Fonnereau Road, Ipswich

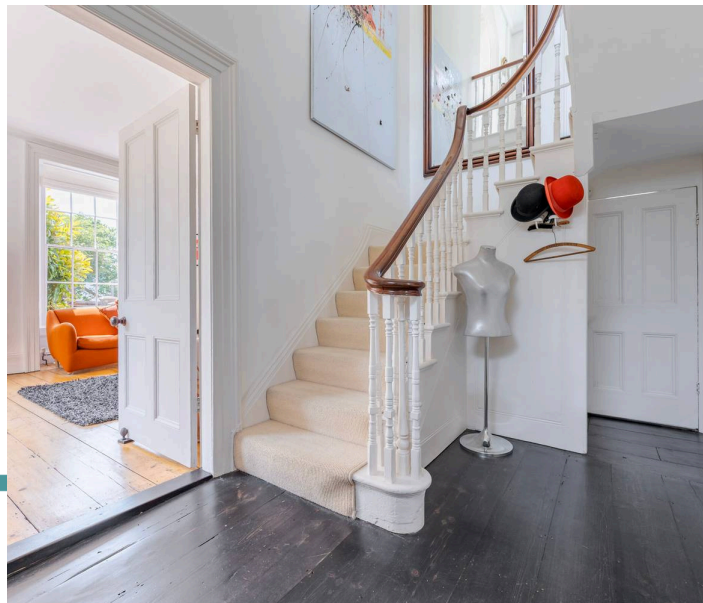
Minors & Brady



Park House, Fonnereau Road

Ipswich

A home of this calibre lends itself to a lifestyle shaped by elegance, comfort and a strong connection to its surroundings. Its Victorian architecture, generous proportions and beautifully preserved detailing create an atmosphere that feels both distinguished and deeply inviting. Everyday living unfolds in spaces designed with purpose, from the mid-century kitchen that encourages relaxed mornings, to the formal dining room and grand reception floors that elevate time spent with family and friends. The upper levels frame far-reaching views across Ipswich town centre, a reminder of the home's privileged position, while the south-facing garden offers privacy, calm and effortless outdoor living. Together, the period features, flexible four-storey layout, gated driveway and landscaped grounds define a residence that supports a refined, well-rounded way of living.



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Ipswich

- One-of-a-kind detached residence showcasing over 2,600sqft of spacious and flexible accommodation across four floors
- Set upon a generous-size corner plot within a sought-after location, moments away from the scenic Christchurch Park and Ipswich town centre
- Stunning Victorian façade that creates a lasting impression, with gated access to the shingle driveway providing ample off-road parking
- Unique, mid-century kitchen/breakfast room fitted with warm-wood cabinetry, stainless steel worktops, a Mercury range oven, areas for your appliances and a breakfast bar unit
- Adjacent to the kitchen, sits a formal dining room that encourages family meals and gatherings for special occasions
- First-floor hosts two grand reception rooms, both with a focal point of a traditional cast iron fireplace with a marble hearth and large Sash windows that fill the space in natural light
- Second and third-floors offer three double bedrooms with built-in wardrobes, a flexible office for home-working and a bathroom on each floor
- A private, landscaped garden that is designed for low-maintenance, featuring several areas for seating, a laid to lawn, established beds and colourful planting
- Easy access to a wide range of amenities within the town, including shops, schools for all ages and transport links



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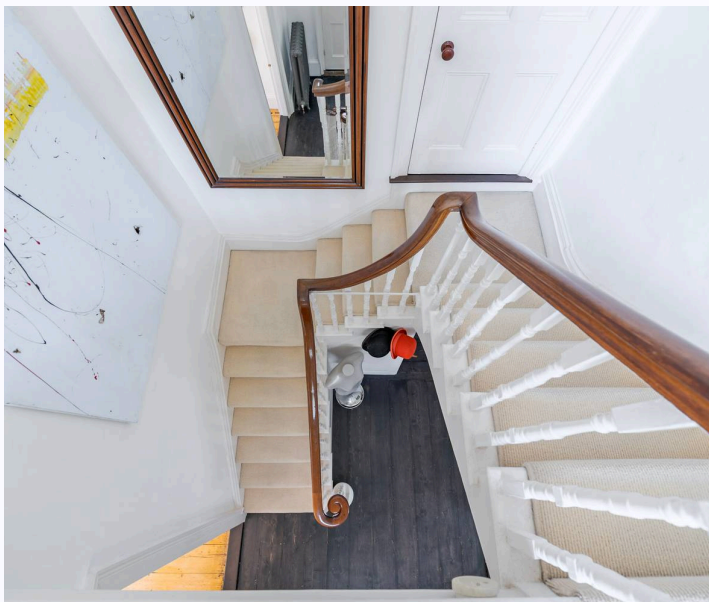
Ipswich

The Location

Fonnereau Road offers a setting that feels both established and quietly residential, with Christchurch Park forming a natural focal point. The park's sweeping lawns, woodland paths and open spaces give the area a strong outdoor lifestyle, whether that's morning walks, meeting friends at the café or simply having a green outlook close to home. Being around ten minutes from the town centre keeps daily life convenient, with cafés, independents and practical services all within a short walk.

Everyday essentials are close by, with Sainsbury's on Upper Brook Street and the Co-op on Norwich Road offering straightforward supermarket options. Families benefit from respected schools in the vicinity, including Ipswich School, Northgate High School and St Margaret's Primary. Transport links are well placed too: regular bus routes run along nearby arterial roads, and Ipswich Station provides direct rail services to London Liverpool Street, Cambridge and Norwich.

Altogether, it's a location that supports a lifestyle centred around green space, walkability and easy access to the town's main amenities, making it appealing for those who value both convenience and a strong sense of place.



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Fonnereau Road

A distinguished Victorian residence of rare character and scale, this one-of-a-kind home presents more than 2,600 square feet of refined accommodation arranged across four thoughtfully designed floors. Set on a generous corner plot moments from Christchurch Park and within easy reach of Ipswich's vibrant centre, it offers a privileged blend of architectural heritage, privacy and convenience.

The handsome façade immediately establishes its presence, with gated access leading to a shingle driveway that provides ample off-road parking and a clear sense of arrival.

Inside, the central entrance hall introduces the home with quiet grandeur. The traditional staircase, deep skirtings and original doors set the tone for the period detailing found throughout, complemented by high ceilings, cornicing, picture rails, sash windows with shutters and strip pine floors. These features create an elegant backdrop for modern living, allowing each room to feel both timeless and welcoming.

The kitchen and breakfast room is a particularly striking space, distinguished by its mid-century aesthetic. Warm-wood cabinetry, stainless steel worktops and a Mercury range oven form a stylish and practical arrangement, while the bay window frames a natural spot for morning coffee or informal meals. A hallway adjoining the kitchen serves as a useful utility or boot room, with French doors opening directly to the garden.

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For more formal occasions, the dining room offers an atmospheric setting for gatherings, its proportions ideal for hosting family and friends.

The first floor is dedicated to two impressive reception rooms, each centred around a traditional cast-iron fireplace with a marble hearth. Generous sash windows draw in abundant natural light, enhancing the sense of space and creating rooms suited equally to quiet relaxation or refined entertaining. A well-placed WC completes this level.

Across the second and third floors, the accommodation remains wonderfully flexible. Three double bedrooms with built-in wardrobes provide comfort and practicality, while additional rooms offer scope for a home office, dressing room, playroom or guest accommodation. From these upper levels, far-reaching views stretch across Ipswich town centre, adding a striking visual connection to the surrounding landscape and reinforcing the home's elevated position.



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Each floor benefits from its own bathroom facilities: a shower room with tiled cubicle and heated towel rail, and a larger family bathroom featuring a Jacuzzi bath, separate shower, built-in storage and access to the loft.

Outside, the south-facing garden has been landscaped for low-maintenance enjoyment. Areas for seating are arranged to follow the sun throughout the day, with established beds and colourful planting adding seasonal interest. A lawned section offers space for children or pets, while the overall design ensures privacy and a calm backdrop to daily life.

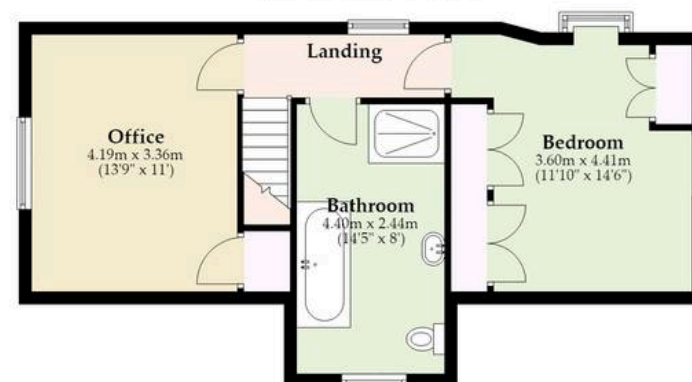
Together, the architecture, proportions and setting create a home of genuine distinction, one that celebrates its Victorian heritage while offering a versatile and beautifully composed environment for modern living.



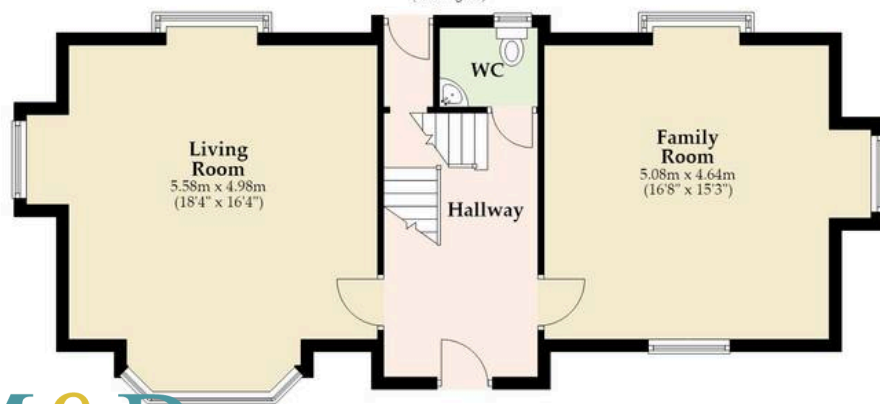
Ground Floor
Approx. 67.0 sq. metres (721.5 sq. feet)



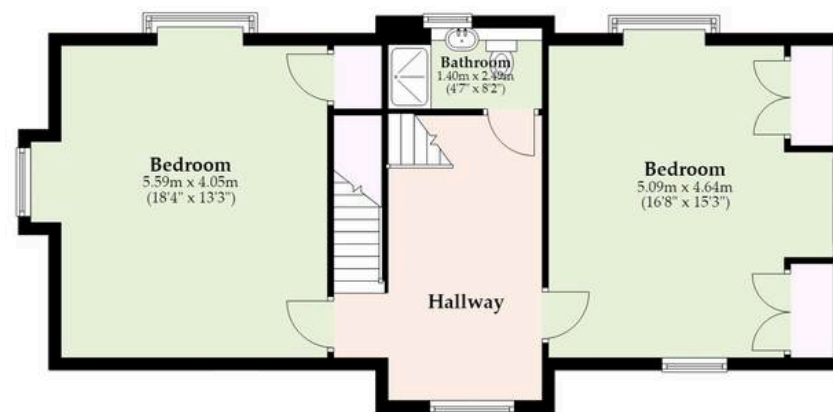
Third Floor
Approx. 48.4 sq. metres (520.8 sq. feet)



First Floor
Approx. 63.2 sq. metres (680.2 sq. feet)
(excluding WC)



Second Floor
Approx. 67.7 sq. metres (728.3 sq. feet)



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Total area: approx. 246.3 sq. metres (2650.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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