



**Connells**

One House Lane  
Ipswich





## Property Description

Situated on this rarely available location on a private road is this five Bedroom Semi Detached House which is situated on a large plot with off road parking for several vehicles to the front. Accommodation includes Five first floor Bedrooms as well as a further 2 receptions/bedrooms and ground and first floor bathrooms. There is also a Kitchen and a separate Breakfast Room. The property gives substantial accommodation for a large family home with a Hybrid Air Source heat pump. Property can be accessed from the Historic Town Centre of Ipswich with its many Shopping and Banking facilities as well as a mainline Railway Station with links to London Liverpool Street and Norwich. An internal inspection is highly recommended.

### Entrance

Entrance door into:

### Entrance Hall

Stairs to first floor.

### Lounge

27' 1" x 11' Max ( 8.26m x 3.35m Max )  
Double glazed bay window to the front and two radiators.

### Kitchen

16' x 6' 10" ( 4.88m x 2.08m )  
Kitchen comprises of a selection of wall and base level units, space for dishwasher, space for washing machine, electric hob with extractor over and double oven and double glazed window to the rear.

### Lean To Conservatory

15' 10" x 7' 6" ( 4.83m x 2.29m )

### Ground Floor Bedroom 6

14' 1" x 7' 5" ( 4.29m x 2.26m )  
Double glazed window to the rear and double glazed door to the rear. Storage cupboard with Hybrid air source heat pump.

### Ground Floor Bedroom 7

11' 2" x 9' ( 3.40m x 2.74m )  
Double glazed window to the front and radiator.

### Ground Floor Bathroom

Double glazed window to the side and comprises of a three piece suite including low level wc, bath, pedestal wash hand basin and radiator.

### First Floor Landing

Doors off:

### Bedroom One

14' 7" x 9' 10" ( 4.45m x 3.00m )  
Double glazed window to the rear, storage cupboard and radiator.

### Bedroom Two

14' 6" x 9' ( 4.42m x 2.74m )  
Double glazed window to the front and radiator.

### Bedroom Three

12' 8" x 8' 5" ( 3.86m x 2.57m )  
Double glazed window to the rear, radiator and wall to wall wardrobes.

## Bedroom Four

14' into bay x 10' Max ( 4.27m into bay x 3.05m Max )

Double glazed bay window to the front and radiator.

## Bedroom Five

8' x 6' 5" ( 2.44m x 1.96m )

Double glazed window to the front and radiator.

## Bathroom

Double glazed window to the rear and includes a three piece suite with panel bath with electric shower over, pedestal wash hand basin and low level wc.

## Outside

The front of the property has shingle off road parking and there is side access leading to the rear garden. The rear garden commences with a decking area with fencing to boundaries, outside electrics and the remainder is laid to lawn with mature trees and in excess of 100ft in length.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

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Tenure: Freehold



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