



**Connells**

Edmonton Close  
Kesgrave Ipswich





## Property Description

A three bedroom Mid-terraced Family Home, located in a well regarded area of Kesgrave in a cul-de-sac location. The property has convenient access to many local shops, parks, schools and public transport services, enhancing its appeal to any potential purchasers.

The home is well maintained throughout and comprises of a spacious lounge, a kitchen/diner with full size window giving views over the rear garden and therefore a abundance of natural light, three bedrooms, family bathroom, front & rear gardens, off road parking and no onward chain.

Nearby Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

## Entrance Hall

Entrance via upvc double glazed entrance door, stairs rising to the first floor, double storage cupboard and doors giving access to:

## Lounge

15' 10" x 12' 5" ( 4.83m x 3.78m )

Upvc double glazed window to front, radiator, smooth ceiling, storage cupboard, wood effect flooring and doors giving access to:

## Kitchen/Diner

19' 2" x 10' 5" ( 5.84m x 3.17m )

Two upvc double glazed windows to rear, upvc double glazed door giving access to the rear garden, space for fridge freezer, built in

oven, built in hob with extractor hood over, tiled splash backs, space and plumbing for washing machine, space for tumble dryer, space for dish washer, 1 1/2 bowl drainage unit set into a roll edge worksurface with cupboards below and matching above, cupboard housing wall mounted boiler, wood effect flooring, radiator, textured ceiling.

## First Floor Landing

Smooth ceiling, radiator, airing cupboard and doors giving access to:

## Bedroom One

12' 4" x 10' 6" ( 3.76m x 3.20m )

Double glazed window to rear, radiator and smooth ceiling.

## Bedroom Two

12' 6" x 8' 3" ( 3.81m x 2.51m )

Double glazed window to front, radiator and smooth ceiling.

## Bedroom Three

9' 2" x 7' 1" ( 2.79m x 2.16m )

Double glazed window to front, radiator, smooth ceiling and storage cupboard.

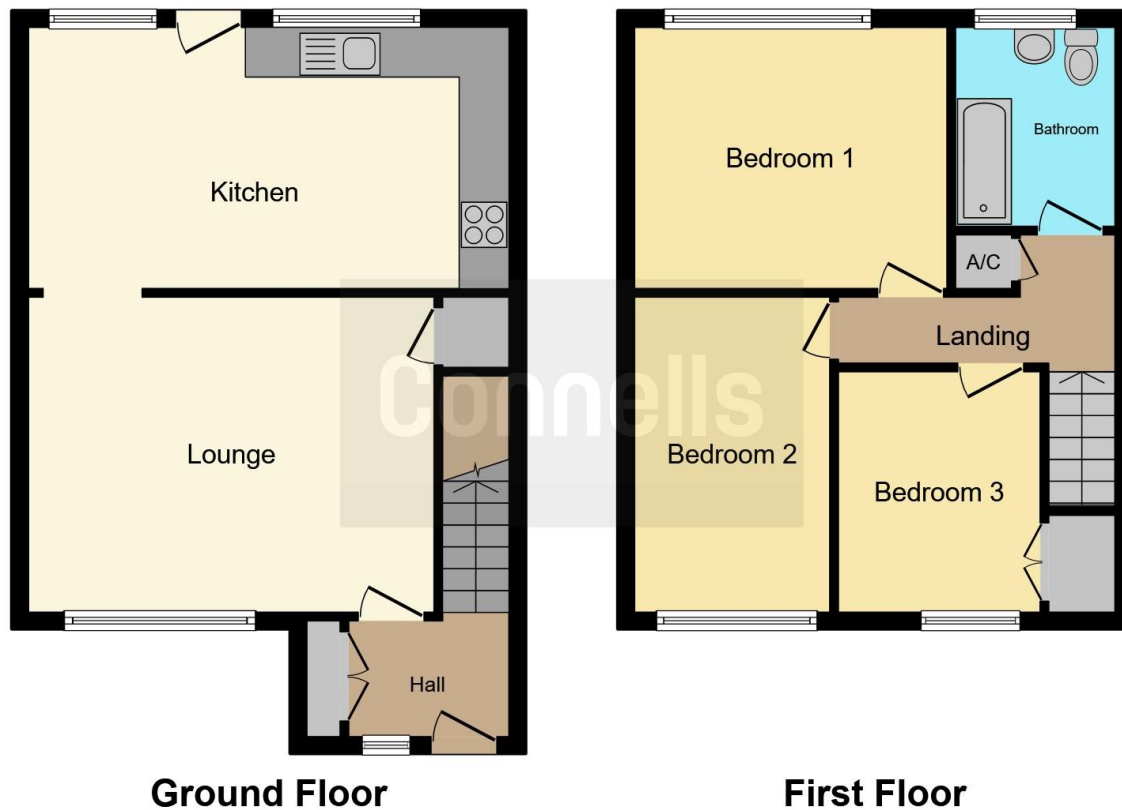
## Family Bathroom

Upvc double glazed window to rear, shower/ bath with mixer tap and shower attachment, tiled walls, pedestal wash hand basin with mixer tap, low level w/c, heated towel rail, tiled floor and smooth ceiling with extractor fan.

## Outside

The front of the property is laid to blue slate chips with pathway leading to the entrance door, the rear garden has a decked patio area with the remainder being laid to lawn and gated rear access to the off road parking space.





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: D**

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Tenure: Freehold



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