



Connells

Riley Close
IPSWICH



Property Description

Connells are pleased to bring to market this four bedroom executive house located to the west side of Ipswich.

This spacious accommodation comprises of entrance hall, cloakroom, several reception areas, four double bedrooms, en-suite to master, family shower room, front & rear gardens, off road parking, carport and garage. An internal inspection is highly recommended.

The property is located in a quiet cul de sac in the popular Westbourne location of Ipswich with excellent road access to the A12/A14.

Ipswich has a wide range of amenities including schools, a University, shops, doctors, dental surgeries, a hospital, two theatres, parks, recreational facilities and a mainline railway station providing direct links into London Liverpool Street and many more destinations. The town also has a very inviting waterfront marina which boasts many bars, restaurants and cafes.

Entrance Hall

Accessed via double glazed door, wood effect flooring, stairs rising to the first floor, storage cupboard, smooth coved ceiling, radiator and doors giving access to:

Cloakroom

Upvc double glazed window to rear, low level w/c, vanity wash hand basin with mixer tap and tiled splash backs, heated towel rail and penny resin floor.

Lounge

16' 6" x 10' 4" max (5.03m x 3.15m max)
Upvc double glazed window to front, wood effect flooring, smooth coved ceiling, radiator and access to:

Dining Area

10' x 10' 5" (3.05m x 3.17m)
Upvc double glazed patio doors giving access

to the conservatory, wood effect flooring, smooth coved ceiling and wall radiator.

Conservatory

15' 8" x 9' 7" (4.78m x 2.92m)
Brick and upvc construction, upvc double glazed doors giving access to the rear garden and two radiators.

Kitchen

21' 6" max x 11' 9" max (6.55m max x 3.58m max)
Upvc double glazed stable style door to side giving access to the parking area, upvc double glazed window to the front and rear, space and plumbing for washing machine, space for tumble dryer, space and plumbing for dishwasher, space for cooker with stainless steel extractor hood over, breakfast bar, space for fridge, space for freezer & space for fridge freezer, cupboard housing wall mounted boiler, tiled splash backs, smooth ceiling, tiled flooring, 1 1/2 bowl sink with mixer spray tap inset in a roll edge work surface with cupboards and drawers under and matching above and water softener.

First Floor Landing

Airing cupboard, smooth coved ceiling, loft access and doors giving access to:

Bedroom One

16' 2" max x 10' 4" max (4.93m max x 3.15m max)
Upvc double glazed window to front, radiator, range of fitted wardrobes, smooth ceiling and doors giving access to:

En-Suite

Upvc double glazed window to front, enclosed w/c, double shower cubicle

with independent shower over, vanity wash hand basin with mixer tap, part tiled walls, radiator and smooth ceiling.

Bedroom Two

10' 5" x 9' 5" max (3.17m x 2.87m max)
Upvc double glazed window to rear, smooth coved ceiling and radiator.

Bedroom Three

9' 10" x 8' 10" (3.00m x 2.69m)
Upvc double glazed window to rear, radiator, range of built in wardrobes, smooth coved ceiling and tv point.

Bedroom Four

9' 5" x 7' 9" plus door recess (2.87m x 2.36m plus door recess)
Upvc double glazed window to front, radiator, textured and coved ceiling and tv point.

Family Shower Room

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

Outside

To the front of the property there is a blocked paved drive providing parking for several vehicles leading to the double gates giving access to the carport and garage. The remainder of the front has flower beds and outdoor lighting.

The rear garden is low maintenance with a blocked patio area, raised flower beds and shrubs borders, purposed layed chipping's, covered patio area and outdoor lighting.

The garage has an up and over door, personal door giving access to the rear garden and has power and lightning.





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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