



Connells

Ireland Road
Ipswich



Property Description

Situated to the South East Of Ipswich with sprawling views over the River Orwell at the rear of the property and closely located to the rejuvenated Ipswich marina, university of Suffolk and mainline railway station. This Semi-Detached property boasts many more benefits including substantial off road parking, solar panels on roof, detached garage, electric heating with first floor under floor heating, cloakroom and two bedrooms but can be adapted back to three bedrooms if required, 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

Double glazed door into entrance hall, panel heater, stairs to the first floor and door giving access to :

Cloakroom

Double glazed window to front, low level w/c and vanity wash hand basin.

Lounge

14' 1" x 12' 1" (4.29m x 3.68m)
Double glazed window to front and giving access to :

Kitchen/dining Area

15' 6" x 10' 3" (4.72m x 3.12m)
Double glazed window to rear, double glazed patio door to rear aspect, the kitchen comprises of a selection of wall and base level units with stainless steel sink and drainage set into roll edge work surfaces, cooker point and

extractor over, plumbing and space for dish washer and washing machine and storage cupboard.

First Floor Accommodation

Loft access and doors giving access to:

Bedroom One

15' 7" x 8' 10" (4.75m x 2.69m)
Two double glazed windows to rear and under floor heating.

Bedroom Two

12' 9" x 10' 9" (3.89m x 3.28m)
Two double glazed windows to front and built in wardrobes.
This bedroom was originally split into two rooms so a wall can be put back to recreate three bedrooms.

Bathroom

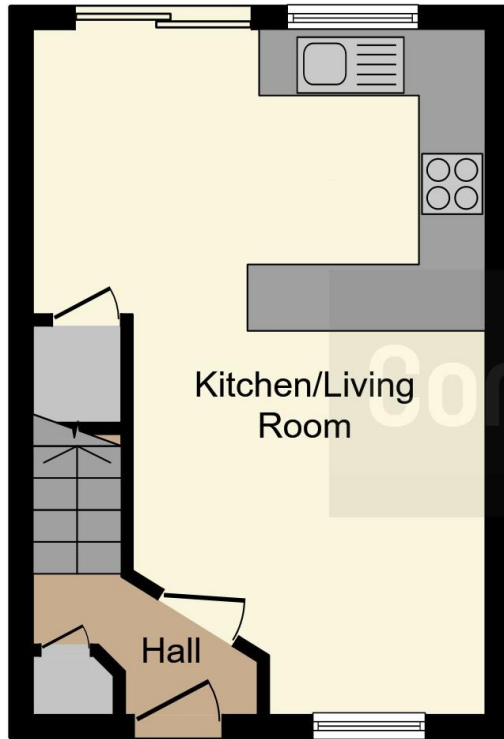
Double glazed window to side and comprises of a three piece suite which includes vanity wash hand basin, low level w/c and bath with shower over.

Outside

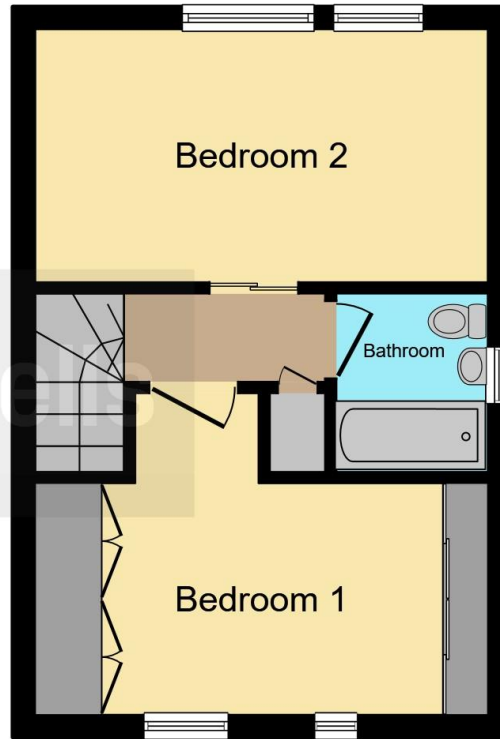
There is a white stone decorative front with a driveway providing off road parking for several cars which leads to a detached garage with a up and over door, there is also a side door leading to the rear garden.

The rear garden has fencing to boundaries and is mainly laid to lawn with a patio area.





Ground Floor



First Floor

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.

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EPC Rating: E

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Tenure: Freehold



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