



Connells

Wallace Road
IPSWICH



Property Description

Located to the West of the Town Centre with easy access to many local shopping and schooling facilities you will find this established family home, the property comprises of three bedrooms, kitchen/breakfast room, family bathroom, front & rear gardens and an internal viewing is highly recommended to appreciate the size of accommodation on offer.

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

Accessed via upvc double glazed entrance door, stairs rising to the first floor, smooth coved ceiling, radiator and door giving access to:

Dining Area

10' 8" x 11' (3.25m x 3.35m)
Upvc double glazed window to rear, radiator, exposed and varnished floor boards, smooth coved ceiling and doors and access to:

Lounge Area

12' 5" x 10' 3" (3.78m x 3.12m)
Upvc double glazed bay window to front, feature fire place with cast iron fire inset, three wall light points, radiator, smooth coved ceiling and exposed and varnished floor boards.

Kitchen/breakfast Room

15' 1" x 8' 4" (4.60m x 2.54m)
Upvc double glazed windows to rear and side, upvc double glazed double door giving access to the rear garden, space and plumbing for washing machine, space for cooker with filter

hood extractor over, space for American style fridge freezer, space and plumbing for dish washer, single drainage stainless steel sink with mixer tap, inset in a roll edge work surface with cupboards and drawers under and matching above, feature wall radiator, smooth coved ceiling with inset spotlighting, cupboard housing wall mounted boiler, tiled splash backs and extractor fan.

First Floor Landing

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

Bedroom One

13' 9" x 11' (4.19m x 3.35m)
Two upvc double glazed windows to front, radiator and smooth coved ceiling.

Bedroom Two

11' 1" x 8' 1" (3.38m x 2.46m)
Upvc double glazed window to rear, radiator and smooth coved ceiling.

Bedroom Three

8' 5" x 7' 7" Plus door recess (2.57m x 2.31m Plus door recess)
Upvc double glazed window to rear, radiator and smooth coved ceiling.

Bathroom

Upvc double glazed window to side, low level w/c, pedestal wash hand basin, shaped and panel bath with independent shower over, tiled splash back, heated towel rail and smooth ceiling with inset spotlighting.

Outside

The front of the property is landscaped with mature shrubs and trees with

shared access to the rear garden. The rear garden is 65 ft in length, has a paved patio area, with lawn and shrubs, a outside tap and shed to remain.





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

view this property online connells.co.uk/Property/ICH310928

Tenure: Freehold



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