



**Connells**

Lakeside Road  
Ipswich



## Property Description

Located on the popular Chantry Development you will find this Semi-Detached Family Home benefiting from a wide range of accommodation including three bedrooms, lounge and dining areas, kitchen, shower room, front and rear gardens and a separate leased garage.

The property is situated to the South West of Ipswich and close by you will find many amenities including a post office, convenience food shop, a library and a surgery.

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

Access via upvc double glazed side entrance door and door giving access to:

## Lounge

16' 9" narrowing to 12' 7" x 13' 8" ( 5.11m narrowing to 3.84m x 4.17m )

Upvc double glazed window to front and side, radiator, air conditioning unit, storage cupboard, smooth ceiling, television point, stairs rising to the first floor and access to:

## Dining Room

11' 5" x 8' 3" max ( 3.48m x 2.51m max )

Upvc double glazed double doors giving access to the rear garden, storage cupboard and access to:

## Kitchen

10' 6" x 8' 5" ( 3.20m x 2.57m )

Upvc double glazed window to rear, space for fridge freezer, smooth ceiling, space for cooker, tiled splash backs, 1 1/2 bowl sink with spray mixer tap inset in a worktop with cupboards and drawers under and matching for washing machine, wall mounted baxi boiler and tile effect lino flooring.

## First Floor Landing

Doors giving access to:

## Bedroom One

14' 4" x 10' 4" max ( 4.37m x 3.15m max )

Upvc double glazed window to max, radiator and air conditioning unit.

## Bedroom Two

10' 8" x 10' 3" max ( 3.25m x 3.12m max )

Upvc double glazed window to rear, radiator and built in wardrobe.

## Bedroom Three

11' 1" max x 6' 3" max ( 3.38m max x 1.91m max )

Upvc double glazed window to front, radiator and smooth ceiling.

## Shower Room

Upvc double glazed window to side, enclosed w/c, vanity wash hand basin, fully tiled shower cubicle with independent shower, heated towel rail, marble effect water proof boarded walls and smooth ceiling with extractor fan.

## Outside

There are steps leading to the entrance door with the remainder being laid to lawn with outdoor lighting and gated side access to the rear garden.

The rear garden is 60 ft in length and consists of a tiered patio area with mature trees and shrubs and outdoor lighting.

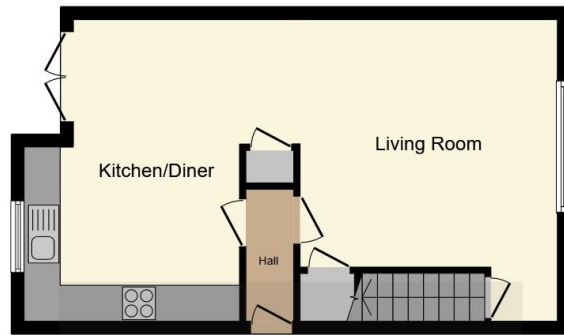
## Leased Garage

19' 9" x 9' 3" ( 6.02m x 2.82m )

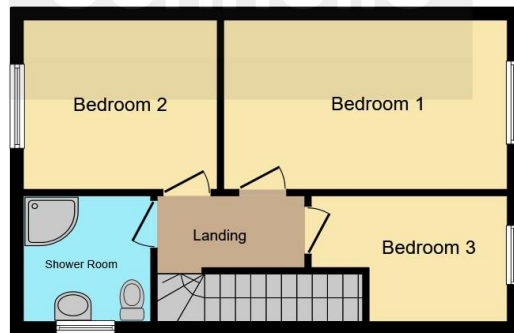
Up and over door, power and light and personal door giving access to the rear garden.

We have been told by the vendors that this is a leased garage at £50 per annum and will be able to be transferred.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/ICH311014](http://connells.co.uk/Property/ICH311014)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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