



Connells

Harland Street  
Ipswich





## Property Description

Located to the edge of the Town Centre Connells are pleased to offer this property offering a wide range of accommodation including four bedrooms, lounge, kitchen/diner, ground floor cloakroom, en-suite to bedroom one, utility room, integral garage, 30 ft of rear garden, no onward chain and an internal viewing is highly recommended to appreciate the size of accommodation on offer.

The Home is conveniently located for many local amenities, primary and secondary schools and has good access to the A 12/A 14.

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

Accessed via entrance door, radiator, wood effect flooring, smooth ceiling, stairs rising to the first floor with storage cupboard under and door giving access to:

## Cloakroom

Low level w/c, wash hand basin with tiled splash backs, extractor fan, smooth coved ceiling, radiator and tiled flooring.

## Kitchen/Diner

14' 3" x 10' 4" max ( 4.34m x 3.15m max )  
Double glazed window to rear, upvc double glazed french door giving access to the rear garden, wood effect flooring, radiator, cupboard housing wall mounted boiler, space

for fridge freezer, space for dish washer, built in oven, built in hob with stainless steel extractor hood over, single drainage stainless steel sink with mixer tap inset in a roll edge work surface with cupboards and drawers under and matching above, smooth ceiling with inset spotlighting and door giving access to:

## Utility Room

Circle bowl sink with mixer tap inset in a roll edge work surface with cupboards and drawers under and matching above, smooth coved ceiling, space and plumbing for washing machine and radiator.

## First Floor Landing

Radiator, stairs to second floor and doors giving access to:

## Lounge

14' 2" x 13' 2" max ( 4.32m x 4.01m max )

Double glazed door giving access to a juliette balcony, radiator and smooth coved ceiling.

## Bedroom One

14' 2" x 9' 3" max ( 4.32m x 2.82m max )

Double glazed double doors giving access to balcony, smooth coved ceiling, radiator and door giving access to:

## En-Suite

Low level w/c, pedestal wash hand basin with mixer tap, shower cubicle with independent shower over, extractor fan, tiled floor, radiator and smooth coved ceiling.

## Second Floor Landing

Radiator, stairs to the third floor and doors giving access to:

### Bedroom Two

14' 2" x 9' 3" max ( 4.32m x 2.82m max )  
Two double glazed windows to rear, radiator and smooth coved ceiling.

### Bedroom Three

14' 3" x 11' 3" ( 4.34m x 3.43m )  
Two double glazed windows to front, radiator and smooth coved ceiling.

### Bathroom

Pedestal wash hand basin, low level w/c, shaped and panel bath with mixer tap and shower attachment, radiator, smooth ceiling with inset spotlighting and part tiled walls.

## Third Floor Landing

Double storage cupboard and door giving access to:

### Bedroom Four

10' 9" plus door recess x 13' 4" ( 3.28m plus door recess x 4.06m )  
Double glazed window to rear, smooth ceiling giving loft access and radiator.

## Outside

To the front of the property there is a blocked paved drive providing off road parking and leading to the garage.

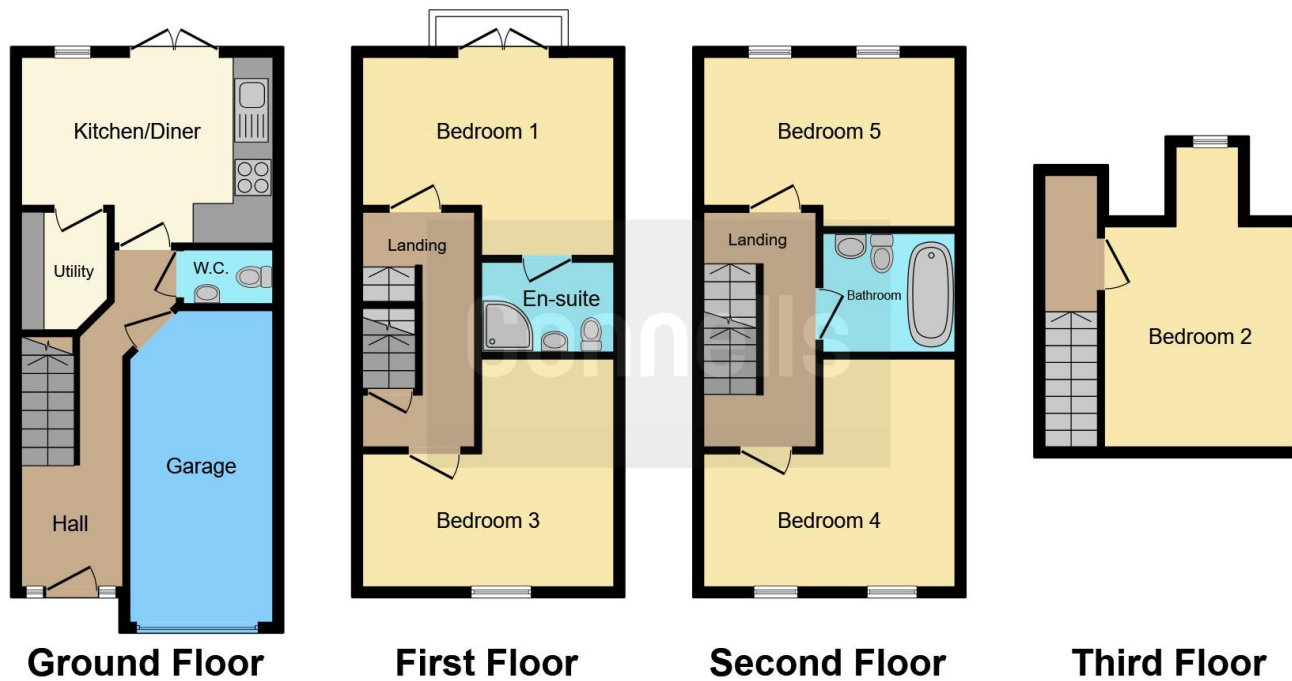
The rear garden is approx 30 ft in length and has a paved patio area, the remainder being laid to lawn and gated rear access.

## Integral Garage

17' 5" x 8' 2" ( 5.31m x 2.49m )  
Up and over door, power and light and personal door giving access to the hallway.







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)

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/ICH311064](http://connells.co.uk/Property/ICH311064)**

Tenure: Freehold



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