



Connells

116a Alan Road
Ipswich



Property Description

To the East side of Ipswich lies this substantial four bedroom, three bathroom family home which has been tastefully remodernised throughout by the vendors. The property offers versatile accommodation arranged across three floors, with original features retained throughout such as feature fireplaces, sash windows and column radiators. Externally the home offers a low maintenance garden with patio and astroturf. There is access to off road parking area via gate, and converted garage which could be used as a bar. home office or family room. The ground floor of the property offers contemporary shower room, spacious lounge with log burner, followed by a modern kitchen boasting wooden worktops and breakfast bar, butler sink and range style cooker with double extractor, with a door leading to dining room with feature fireplace and double doors leading to the garden. The first floor accommodation comprises of three double bedrooms and a four piece bathroom suite and has stairs leading to the second floor where you find an executive style master suite. Velux and dormer windows offer plenty of natural light to the bedroom area, which offers ample room for a double bed as well as office and dressing area. The en suite area boasts a freestanding copper bath and exposed brickwork and wooden floorboards. The property is situated close to Ipswich Town Centre and its shopping facilities, as well as the rejuvenated Ipswich Waterfront marina and is within highly desired school catchments.

Entrance Hall

Stairs leading to first floor, doors giving access to

Ground Floor Shower Room

Sash window to front, double shower cubicle, radiator, heated towel rail, pedestal hand wash basin, low level wc,

Lounge

13' x 12' 1" (3.96m x 3.68m)
Sash window to front, exposed wooden floor boards, radiator, multi-fuel log burner

Dining Room

13' 2" x 12' max (4.01m x 3.66m max)
Feature fireplace, radiator, french doors leading to garden

Kitchen

13' 4" x 13' 3" (4.06m x 4.04m)
Sash window to rear, selection of wall and base level units, breakfast bar, butler sink with mixer tap, range style oven, double extractor over, wooden worktops, int. fridge freezer and dishwasher,

First Floor Landing

Sash window to front, stairs rising to second floor,

Walk In Wardrobe

Sliderobes fitted wardrobes, chandelier light,

Bedroom Two

13' 2" x 12' 1" (4.01m x 3.68m)
Feature fireplace, exposed floorboards, picture rail, radiator, sash window to front

Bedroom Three

13' 1" extending to x 12' (3.99m extending to x 3.66m)
Sash window, exposed floorboards, feature fireplace, radiator, airing

cupboard housing combi boiler and immersion tank,

Bedroom Four

8' x 8' 4" (2.44m x 2.54m)

Sash window to front, exposed floorboards, picture rail,

Family Bathroom

Double shower cubicle, low level wc, vanity hand wash basin, heated towel rail,

Principal Bedroom Suite

23' x 14' 6" max (7.01m x 4.42m max)

Four double glazed velux windows, two double glazed dormer windows, spotlights to ceiling, radiator, low level wc, freestanding copper bath, vanity hand wash basin,

Outside

Imprinted concrete front, block paved parking to side,

Rear Garden

Low maintenance patio area followed by astroturf, timber shed, fencing to boundary, outside electrical points, rear gate leading to parking,

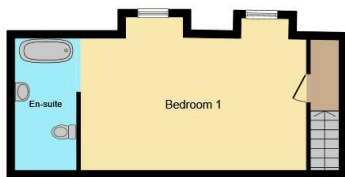




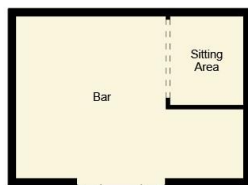
Ground Floor



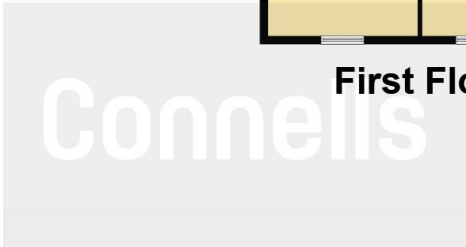
First Floor



Second Floor



Garden Room



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

To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
IPSWICH IP1 1QT

EPC Rating: D

view this property online connells.co.uk/Property/ICH311260

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH311260 - 0007