



**Connells**

Bridgwater Road  
Ipswich



## Property Description

This three bedroom semi-detached home is ideally situated on the popular Belstead hills to the south west of Ipswich. There are primary and secondary schools in the local area with Gosford primary school and Chantry academy being nearby. There are also a number of doctors and dentist surgeries close by along with a petrol station and shopping centre. The property is also within a mile of the copdock interchange which provides access to the dual carriageways to A 12 and A 14 trunk roads and the historic town centre.

The town centre of Ipswich has a cutting edge theatre and art scene, many schooling facilities, cosy Suffolk pubs and a vibrant community of independent stores it also benefits from a rejuvenated waterfront marina which both many restaurants bars and Cafes. the town also offers a mainline railway station which offers direct links into London Liverpool Street, Cambridge, Norwich and many more destinations.

The property would make a great family home and comprises of three bedrooms, lounge, dining room utility utility/garden, room, front and rear gardens, garage and off-road parking.

## Entrance Porch

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

## Entrance Hall

Accessed via entrance door, radiator, wood effect vinyl flooring, stairs rising to the first floor, coved and textured ceiling and doors giving access to:

## Lounge

15' 7" Into bay x 13' 1" ( 4.75m Into bay x 3.99m )

Upvc double glazed bay window to front,

radiator and coved and textured ceiling.

## Dining Room

10' 6" x 10' 4" ( 3.20m x 3.15m )  
Upvc double glazed window to rear, radiator and access to lounge.

## Kitchen

10' 2" x 7' 2" ( 3.10m x 2.18m )  
Window to rear, door giving access to utility, pantry cupboard, space for fridge freezer, space and plumbing for dishwasher, built in oven, built-in hob with filter hood over, radiator, single drainer and stainless steel sink with mixer tap inset in a roll edge work surface with cupboards and drawers under a matching above.

## Utility Room

8' 8" x 7' 7" ( 2.64m x 2.31m )  
Some modernisation required, windows to rear and side, door giving access to rear garden, space and plumbing for washing machine, space and plumbing for dishwasher, space for chest freezer.

## First Floor Landing

Airing cupboard housing wall mounted Worcester Combi boiler, loft access to a part boarded loft and doors giving access to:

## Bedroom One

12' 9" max x 10' 4" plus door recess ( 3.89m max x 3.15m plus door recess )  
Upvc double glazed window to rear, radiator and textured ceiling.

## Bedroom Two

12' 6" with door recess x 10' 2" ( 3.81m with door recess x 3.10m )  
Upvc double glazed window to rear, radiator and smooth ceiling.

## Bedroom Three

8' 2" x 8' max ( 2.49m x 2.44m max )  
Upvc double glazed window to rear, built-in wardrobe, radiator and textured ceiling.

## Bathroom

Upvc double glazed window to rear, shaped and panelled bath with independent shower over, low-level WC, pedestal wash hand basin, radiator, part tiled walls and coved and textured ceiling.

## Outside

To the front of the property there is an ample drive providing off-road parking and internal door leading to the garage. The remainder is laid to lawn with a side access to the rear garden. The rear garden is approximately 70 foot in length and is undergoing some revamping at the moment.

## Garage

Access via a up & over door, personal door giving access to the rear garden and power and light.





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

**T 01473 233 966**  
**E [ipswich@connells.co.uk](mailto:ipswich@connells.co.uk)**

6 Princes Street  
 IPSWICH IP1 1QT

**EPC Rating: D**

**view this property online [connells.co.uk/Property/ICH311277](http://connells.co.uk/Property/ICH311277)**

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ICH311277 - 0003