



Connells

Primrose Hill
Ipswich



Property Description

Located on the popular Chantry Development you will find this Three Bedroom Semi-Detached Family Home located on a desirable plot. The property further benefits from lounge, dining room, kitchen, first floor bathroom, off road parking and front and rear gardens.

The Home is located to the south west of Ipswich's town centre and is within a short drive of local shops and amenities as well as both secondary and primary schools.

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 Porch

Accessed via upvc double glazed double doors and doors giving access too:

Entrance Hall

Stairs rising to the first floor, wood effect flooring, radiator, window to front and doors giving access too:

Dining Room

12' x 9' (3.66m x 2.74m)
Upvc double glazed window to rear, textured and coved ceiling, radiator and arch giving access too:

Lounge

12' x 12' 1" Max (3.66m x 3.68m Max)
Upvc double glazed window to rear, feature fireplace with marble effect hearth and gas

flame effect fire inset, radiator and textured and coved ceiling.

Kitchen

12' x 9' (3.66m x 2.74m)
Upvc double glazed window to front, radiator, built in oven, built-in hob, space and plumbing for washing machine, space for fridge freezer, textured and coved ceiling with spotlighting and inset spotlighting, tile effect vinyl flooring, 1 1/2 bowl sink with mixer tap inset in a roll edge work surface with cupboards and drawers under and matching above, tiled splashback's and arch giving access too:

Utility Area

9' 4" x 7' 7" (2.84m x 2.31m)
A covered area with double front door giving access to the rear garden. Space for fridge freezer and space for a chest freezer.

First Floor Landing

Storage cupboard giving loft access to a part boarded loft and doors giving access too:

Bedroom One

12' 2" x 12' (3.71m x 3.66m)
Upvc double glazed window to rear, radiator and textured ceiling.

Bedroom Two

12' x 9' (3.66m x 2.74m)
Upvc double glazed window to rear, radiator and textured ceiling.

Bedroom Three

9' x 9' 1" (2.74m x 2.77m)

Upvc double glazed window to front, storage cupboard housing the wall mounted boiler, radiator and textured ceiling.

Bathroom

Upvc double glazed window to front, shaped and panelled bath with mixer tap with shower over rainfall shower head, textured ceiling, enclosed W/C, vanity wash hand basin, wood effect vinyl flooring and heated towel rail.

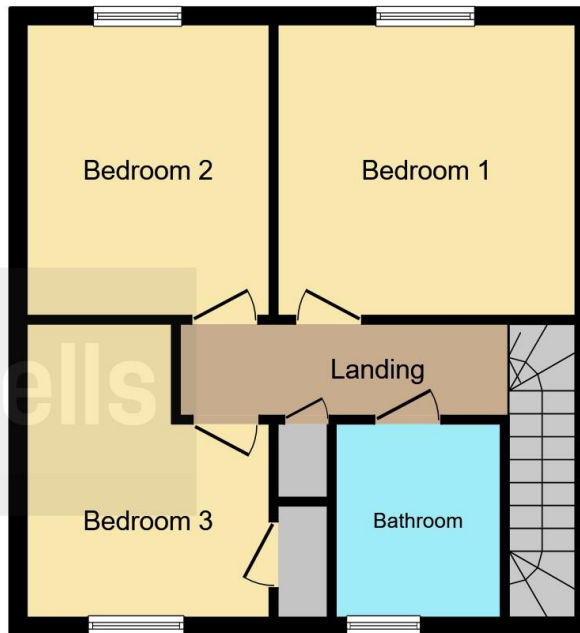
Outside

To the front of the property there is a range of steps giving access to the entrance porch, the remainder is laid to lawn and has a drive providing off road parking. There is gated side access to the rear garden which is a tiered garden, has a decked patio area is approx 60 ft in length and has a shed that will remain. There is also outdoor lighting, with the remainder being laid to lawn and mature shrubs.





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



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Tenure: Freehold



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