



**Connells**

Whitton Church Lane  
Ipswich





## Property Description

Connells are pleased to bring to market this Three Bed Semi-Detached property situated to the North West of Ipswich. The property benefits from being in easy access to local secondary and primary schools, doctors, dentists, many local shopping facilities and the Anglian Retail Park is within 1.5 miles which provides an abundance of various shopping and eating facilities as well as easy access to the A14 trunk roads. There is also many public transport links to Ipswich Town Centre, Nearby Ipswich is the County Town of Suffolk and 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 has a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

The property further boasts three bedrooms, a conservatory, bathroom and separate w/c, 75 ft of rear garden and off road parking.

## Entrance Porch

Access via upvc double glazed entrance door, two upvc double glazed circle windows to side and access to:

## Entrance Hall

Radiator, stairs rising to the first floor and doors giving access to:

## Lounge

13' 4" x 12' 5" max ( 4.06m x 3.78m max )  
Upvc double glazed window to rear, radiator, exposed painted floorboards, smooth ceiling, feature fireplace and storage cupboard.

## Kitchen

13' 5" max x 10' max ( 4.09m max x 3.05m max )  
Two upvc double glazed windows to side, built-in oven, space for fridge freezer, space

and plumbing for washing machine, tiled flooring, built-in hob, tiled splashback's, single drainage sink with mixer tap inset in a work surface with cupboards and drawers under and matching above, smooth ceiling with inset spotlighting, upvc double glazed door giving access to the conservatory space and plumbing for slim line dishwasher.

## Conservatory

11' x 7' 8" ( 3.35m x 2.34m )  
Brick and upvc double glazed construction, tile effect vinyl flooring and upvc double glazed door giving access to the rear garden.

## Bathroom

Upvc double glazed windows to front and side, shower bath with shower screen and independent shower over, vanity wash hand basin with mixer tap, en-closed W/C, tiled flooring, part tiled walls, smooth ceiling with inset spotlighting and extractor fan.

## First Floor Landing

Upvc double glazed window to side, smooth ceiling providing loft access and doors giving access to:

## Bedroom One

11' to front of wardrobe x 8' 9" into door recess ( 3.35m to front of wardrobe x 2.67m into door recess )  
Upvc double glazed window to rear, radiator, wood effect flooring, smooth ceiling, range of fitted wardrobes and part panelled feature wall.

## Bedroom Two

10' 9" x 7' 10" ( 3.28m x 2.39m )

Upvc double glazed window to rear, radiator, exposed floorboards, feature fireplace, fitted double wardrobe and storage cupboard.

## Bedroom Three

10' x 7' 8" ( 3.05m x 2.34m )

Upvc double glazed window to front and radiator.

## Separate W/C

Upvc double glazed window to front, cupboard housing wall mounted boiler, part tiled wall, low level W/C, wash hand basin with mixer tap, tiled flooring and smooth ceiling with inset spotlighting.

## Outside

To the front of the property there is a drive providing off-road parking and gated side access to the rear garden.

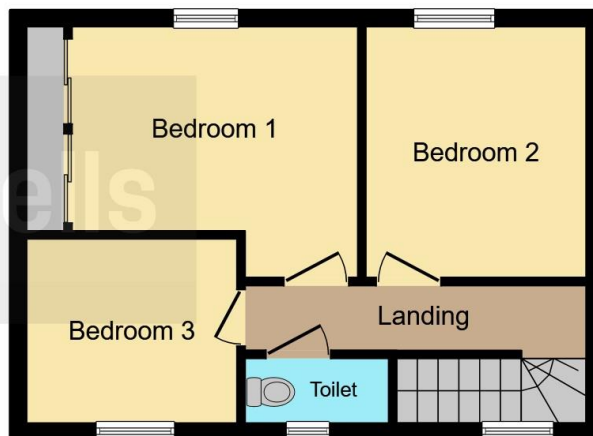
The substantial rear garden is approx 75 foot in length and has a paved patio area with the remainder being laid to lawn and mature shrubs. There is also a brick barbecue, outdoor lighting and a outside tap.







**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

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

6 Princes Street  
 IPSWICH IP1 1QT

**EPC Rating: D**

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Tenure: Freehold



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