



Connells

St. Davids Road
Ipswich



Property Description

A three bedroom extended semi-detached home located to the East side of Ipswich. The property is tastefully decorated throughout and boasts a modern kitchen/dining area to the rear which has a orangery style roof providing beautiful natural light, a separate lounge, downstairs cloakroom, an attractive rear garden and off road parking to the front.

The property is located in a sought after cul-de-sac location and is near many local amenities, schools and has good local transport links into nearby Ipswich which 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 double glazed door with storage cupboard, radiator, stairs rising to first floor and doors giving access too:

Cloakroom

Comprises of low level w/c, vanity wash hand basin and extractor fan.

Lounge

12' 6" x 12' (3.81m x 3.66m)
Double glazed bay window to front, picture rail, radiator and french doors leading too:

Open Plan Family Area

12' x 9' 10" (3.66m x 3.00m)
Open plan area with radiator and picture rail and provides access too:

Kitchen/Dining Area

17' 9" narrowing to 7' 4" x 14' 8" max (5.41m narrowing to 2.24m x 4.47m)
The kitchen comprises of a selection of wall and base level units, pull out ladders, integrated fridge freezer, cupboard housing boiler, drainage set in work surfaces, hob with extractor over, electric oven, double glazed window to rear, double glazed french doors to rear and two double orangery style windows in roof providing beautiful natural light.

First Floor Accommodation

Landing

Loft access, double glazed window to side and doors giving access too:

Bedroom One

11' 3" x 10' 9" (3.43m x 3.28m)
Double glazed window to front, picture rail and storage cupboard.

Bedroom Two

10' 2" x 9' 7" (3.10m x 2.92m)
Double glazed window to rear, radiator and two storage cupboards.

Bedroom Three

7' 10" x 6' 10" (2.39m x 2.08m)
Double glazed window to front and radiator.

Bathroom

Double glazed window to rear and comprises of a double shower cubicle, vanity wash hand basin, low level w/c and chrome rail.

Outside

To the front of the property there is a block paved drive providing off road parking, the rear garden commences

with a patio area and is well presented with a range of flowers and shrubs with the remainder being laid to lawn and has a shed.





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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EPC Rating: C

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Tenure: Freehold



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