



**Connells**

Braziers Wood Road  
IPSWICH



### Property Description

A three bedroom detached family home located to the South East of Ipswich on a seldom available substantial plot which backs onto Orwell Country Park. The property offers a kitchen/ diner, downstairs cloakroom and separate lounge, off road parking, garage, rear access to Orwell Country Park and is being sold with no onward chain.

Waitrose, John Lewis and many more shopping, eating and recreational facilities are located close by and as previously mentioned the property has rear access to Orwell Country Park bordered by the Orwell Estuary and the A 14, Orwell Country Park is 470-acre site of mixed lowland habitats, including ancient woodland, heathland and mudflats, it offers a variety of walks, wildlife and scenery to explore and enjoy.

There are many local schools in the area including Ipswich academy and Morland primary.

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.

### Entrance Hall

Accessed via entrance door, stairs rising to the first floor and doors giving access too:

### Cloakroom

Window to front, low level w/c and wash hand basin.

### Lounge

16' 2" x 12' ( 4.93m x 3.66m )  
Double glazed window to rear, radiator, double glazed door providing access to the rear garden and electric fire.

### Kitchen/Diner

16' x 9' 5" ( 4.88m x 2.87m )  
Double glazed bay window to front, double glazed door to side, wall and base level units with separate ladder, boiler cupboard, stainless steel sink and drainage unit inset into work surfaces, gas hob, electric oven, space for fridge and radiator.

### First Floor Accommodation

#### Landing

Airing cupboard and doors giving access too:

#### Bedroom One

10' 4" x 9' 8" ( 3.15m x 2.95m )  
Double glazed window to front, build in wardrobes, storage cupboard and radiator.

#### Bedroom Two

12' 2" x 12' ( 3.71m x 3.66m )  
Double glazed window to rear, storage cupboard and radiator.

#### Bedroom Three

9' 2" x 7' 3" ( 2.79m x 2.21m )  
Double glazed window to rear, radiator and loft access:

### Bathroom

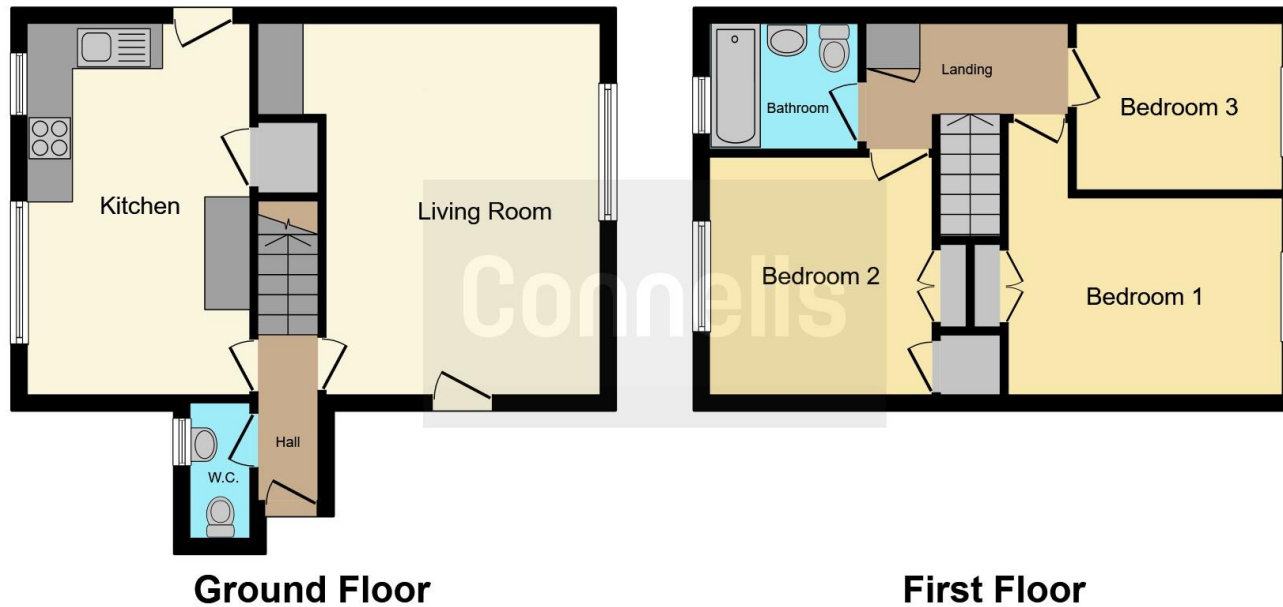
Double glazed window to front and comprises of panel bath, low level w/c, pedestal wash hand basin and radiator.

### Outside

The front of the property provides off road parking, access to the detached garage which has power and light and loft area and the front garden also provides side access to the rear.

The rear garden is laid to lawn, is tiered and has a decorative water feature, two sheds and gated rear access onto Orwell Country Park.





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/ICH311375](http://connells.co.uk/Property/ICH311375)**



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: ICH311375 - 0006