



Connells

Braziers Wood Road
IPSWICH



Property Description

Located to the South East of Ipswich bordering the Orwell Country Park you will find this well presented three bedroom family home further comprising of lounge, refitted kitchen/diner, conservatory, family bathroom, upvc double glazed semi, gas central heating, driveway and garage.

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.

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 upvc double glazed entrance door, smooth ceiling and doors giving access too:

Lounge

16' x 11' 9" (4.88m x 3.58m)
Upvc double glazed window to rear, radiator, smooth coved ceiling, feature fire place with stone surround and gas flame effect fire inset and door giving access too:

Inner Hall

Stairs rising to the first floor, smooth ceiling and door giving access too:

Kitchen/Diner

16' x 11' 10" narrowing to 9' 8" (4.88m x 3.61m narrowing to 2.95m)
Upvc double glazed window to rear, upvc double glazed door giving access to the conservatory, cupboard housed wall mounted boiler, built in oven, built in hob, space and plumbing for washing machine, built in wine rack, built in fridge, built in freezer, tiled flooring, smooth ceiling with inset spotlighting, three wall light points, radiator and storage cupboard.

Conservatory

9' x 7' 1" (2.74m x 2.16m)
Brick and upvc double glazed construction, tiled flooring and upvc double glazed double doors giving access to the rear garden.

First Floor Landing

Airing cupboard, smooth ceiling and doors giving access too:

Bedroom One

10' 2" x 9' 9" (3.10m x 2.97m)
Upvc double glazed window to rear, radiator, built in double wardrobe, storage cupboard/wardrobe and smooth ceiling.

Bedroom Two

12' x 8' 6" (3.66m x 2.59m)
Upvc double glazed window to front, built in storage cupboard, smooth ceiling and radiator.

Bedroom Three

9' 3" x 7' 3" (2.82m x 2.21m)

Upvc double glazed window to front, radiator and smooth ceiling giving loft access.

Bathroom

Upvc double glazed window to rear, pedestal wash hand basin, low level w/c, shaped and panel bath with independent shower over, wood effect vinyl flooring, heated towel rail and smooth ceiling with extractor fan.

Outside

The front of the property is a block paved drive leading to the garage, with the remainder providing further off road parking and access to the entrance.

The rear garden has a paved patio area with the remainder laid to lawn and mature shrubs, there is a brick shed with lighting and outside.

Garage

16' 8" x 7' 10" (5.08m x 2.39m)

Up and over door, power and light and personal door giving access to the rear garden.





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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