



Connells
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FOR SALE

Connells

Queensberry Road
Ipswich



Property Description

Located to the south east of Ipswich you will find this deceptively spacious two bedroom family home offering a wide range of accommodation including two double bedrooms, two reception rooms, kitchen, utility room, ground floor shower room and first floor bathroom, double garage and off road parking. An internal viewing is highly recommended to appreciate the size and style this house has to offer.

Waitrose, John Lewis and many more shopping, eating and recreational facilities are located close by as is access to the A 14, 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 double glazed entrance door, tiled flooring, stairs rising to the first floor, textured ceiling and doors giving access too:

Dining Room

13' 7" max x 12' 7" (4.14m max x 3.84m)
Double glazed window to front, radiator, feature fire place and surround, tiled flooring, coved and textured ceiling with inset spotlighting and doors giving access too:

Kitchen

13' 7" max x 8' 9" (4.14m max x 2.67m)
Upvc double glazed window to side, tiled flooring, built in hob, built in oven, radiator, butler sink with mixer tap inset in a granite work top with cupboards under and matching above, built in dishwasher, coved and textured ceiling with inset spotlighting and door giving

access too:

Rear Lobby

Upvc double glazed door giving access to the rear garden, storage cupboard, radiator, tiled flooring, textured ceiling and door giving access too:

Utility Room

6' x 5' 9" (1.83m x 1.75m)
Upvc double glazed window to side, roll edge work top, space for freezer, space and plumbing for washing machine and tiled flooring.

Shower Room

Upvc double glazed window to rear, smooth ceiling with inset spotlighting, double shower cubicle with independent shower over, heated towel rail, part tiled walls, tiled flooring, enclosed w/c and vanity wash hand basin and extractor fan.

Lounge

14' 10" x 12' 10" (4.52m x 3.91m)
Upvc double glazed window to front, upvc double glazed double doors giving access to the rear garden, wood effect flooring, two wall light points, radiator, feature fire surround with electric flame effect fire inset.

First Floor Landing

Two light tunnels, storage cupboard, coved ceiling with inset spotlighting providing loft access and doors giving access too:

Bedroom One

14' 8" x 12' 9" (4.47m x 3.89m)
Upvc double glazed windows to front and rear, radiator and smooth coved ceiling.

Bedroom Two

13' 7" x 8' 4" (4.14m x 2.54m)
Upvc double glazed window to rear, radiator, coved and textured ceiling and wood effect flooring.

Bathroom

Upvc double glazed window to front, shaped and panel bath with mixer tap and shower attachment, tiled flooring, part tiled walls, low level w/c, vanity wash hand basin, fully tiled shower cubicle with independent shower over, smooth ceiling with inset spotlight, heated towel rail and cupboard housing wall mounted boiler.

Outside

To the front of the property there is a drive providing off road parking and leading to the garage, the remainder is laid to lawn with gated side access to the rear garden. The rear garden is blocked paved, has a tap and outdoor lighting.

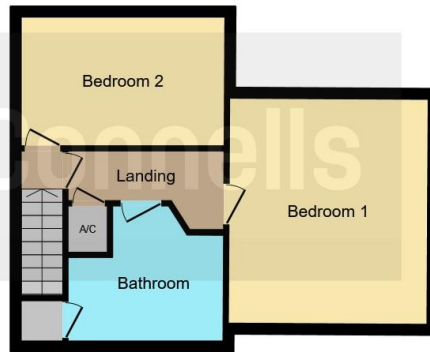
Double Garage

25' 7" max x 18' 9" (7.80m max x 5.71m)
Two up and over doors, two windows to side, double door giving access to the rear garden and power and lighting.

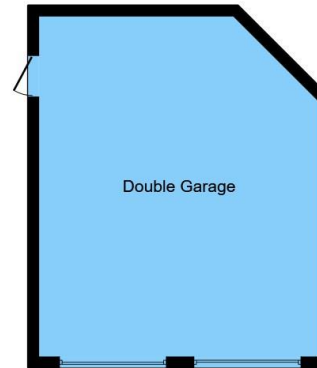




Ground Floor



First Floor



Garage

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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