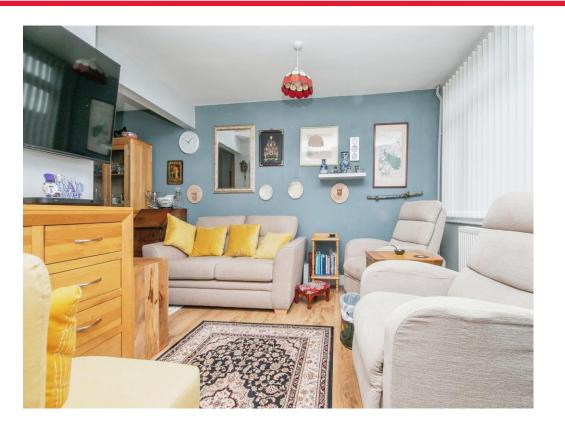


Bridgwater Road Ipswich



# Bridgwater Road Ipswich IP2 9PJ







# **Property Description**

This three bedroom semi-detached home is ideally situated on the popular Belstead hills to the south west of Ipswich. The property has a landscaped rear garden, spacious open plan living, a conservatory, large fitted kitchen and off road parking to the rear.

There are primary and secondary schools in the local area and also a number of doctors and dentist surgeries close by along with a petrol station and shopping centre. The property is within a mile of the copdock interchange which provides access to the dual carriageways to A 12 and A 14 trunk roads and the historic town centre.

The town centre of Ipswich has a cutting edge theatre and art seen, many schooling facilities, cosy Suffolk pubs and a vibrant community of independent stores it also benefits from a rejuvenated waterfront marina which both many restaurants bars and Cafes. the town also offers a mainline railway station which offers direct links into London Liverpool Street, Cambridge, Norwich and many more destinations.

# **Entrance Porch**

Accessed via entrance door, double glazed window to front, radiator and stairs rising to the first floor.

## **Open Plan Living**

# Lounge Area

13' 5" x 11' 4" ( 4.09m x 3.45m ) Double glazed window to front, storage cupboard and radiator.

# **Dining Area**

9' 6" x 9' (2.90m x 2.74m) Double glazed patio doors leading to the conservator and radiator,

# Conservatory

11' 6" x 8' 1" ( 3.51m x 2.46m ) Double glazed windows to rear and side and further double glazed door giving access to the rear garden.

### **Kitchen**

#### 14' 9" x 7' 8" (4.50m x 2.34m)

Double glazed window to rear, the comprises of a selection of wall and base level units with a 1 1/2 bowl sink and drainage set into work surfaces, double oven, electric hob with extractor over, space and plumbing for washing machine and space for fridge freezer and tumble dryer.

## **First Floor Accommodation**

## Landing

Loft access and doors giving access too:

## **Bedroom One**

10' 7" x 8' 9" ( 3.23m x 2.67m ) Double glazed window to rear and radiator.

# **Bedroom Two**

10' 6" x 9' 8" (  $3.20m\ x\ 2.95m$  ) Double glazed window to front and radiator.

## **Bedroom Three**

7' 7" x 6' 7" ( 2.31m x 2.01m ) Double glazed window to front and radiator.

# Bathroom

Double glazed window to rear and comprises of a shower bath with open door, vanity wash hand basin, close coupled low level w/c and chrome towel rail.

# Outside

There is a tiered patio to the front and the rear garden is pleasantly landscaped with patio areas and steps rising up to a further landscaped area, fencing to boundaries, timber shed to remain and gate ad access to the rear parking.







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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Tenure: Freehold





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