



Connells

Bridgwater Road  
Ipswich



## 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.





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**EPC Rating: C**

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Tenure: Freehold



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