



Connells

Mersey Road
Ipswich



Property Description

Located on the popular Rivers Development you will find this detached family home offering a wide range of accommodation comprising of four bedrooms, three reception areas, refitted kitchen, family bathroom, front & rear gardens, drive providing off road parking for 3 cars and upvc double glazing.

The property is also conveniently located for many shopping and eating facilities and close by to Ransomes EuroPark which has John Lewis/ Waitrose and offers a wide range of many other stores. The property has two parks within 1/2 mile and Ipswich town centre is approximately 1 1/2 miles distant.

The property is well located for transport links with the A 14 and A 12 being easily accessible.

Nearby Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also 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 benefits from a rejuvenated waterfront Marina which is 1 mile away and boasts a selection of restaurants, bars and cafes.

Entrance Hall

Accessed via upvc double glazed entrance door, stairs rising to the first floor with two storage cupboard under, radiator and wood effect floor.

Lounge

13' 8" into bay x 13' 6" max (4.17m into bay x 4.11m max)

Upvc double glazed bay window to front, wood effect flooring, coved and textured ceiling and two wall light points.

Dining Area

12' 6" x 11' 1" (3.81m x 3.38m)
Radiator, coved ceiling and two wall light with walkthrough access to the sitting room

Sitting Room

12' 6" x 11' (3.81m x 3.35m)
Upvc double glazed double doors giving access to the rear garden, radiator, coved ceiling, feature fire place with electric flame effect fire inset and door giving access too:

Kitchen

15' 4" x 7' 10" (4.67m x 2.39m)
Upvc double glazed windows to side and rear, upvc double glazed door to side giving access to the garden, space for fridge freezer, wood effect vinyl flooring, space and plumbing for washing machine, built in double oven, built in hob with filter hood over, smooth ceiling with inset spotlighting, 1 1/2 bowl sink with mixer tap inset in a roll edge work surface with soft close cupboards under and above, cupboard housing wall mounted boiler and stainless steel plug sockets.

First Floor Landing

Upvc double glazed window to side, radiator and doors giving access too:

Bedroom One

13' 9" x 11' 9" (4.19m x 3.58m)
Upvc double glazed bay window to front, smooth coved ceiling and radiator.

Bedroom Two

11' 10" x 11' 1" (3.61m x 3.38m)

Upvc double glazed window to rear, smooth coved ceiling and radiator.

Bedroom Three

12' 8" x 8' max (3.86m x 2.44m max)

Upvc double glazed window to side, wood effect flooring, radiator and coved ceiling.

Bedroom Four/ Study

6' 4" x 6' 5" (1.93m x 1.96m)

Upvc double glazed window to front, radiator, smooth coved ceiling giving loft access via a retractable ladder to a part boarded, fully insulated loft with power and lighting .

Bathroom

Upvc double glazed window to rear, airing cupboard, vanity wash hand basin with mixer tap, shaped and panel bath with mixer tap, independent shower over and shower screen, part tiled walls, tiled effect laminate flooring, enclosed w/c, shower paneling splash backs, extractor fan and radiator/towel rail.

Outside

To the front of the property is a drive providing off road parking with block paved and decorate stone area. There is outdoor lighting and gated side access. To the front of the house there is a copper beach tree that has an associated preservation order.

The east facing rear garden commences with a patio area followed by an area of lawn with a garage (with electric feed and currently used for storage) to one side . This in turn is followed by a larger patio area then a stone area with a pergola and a small decked are to the opposite side. The garden contains two sheds and mature trees and shrubs There is an outside tap to the rear of the kitchen.





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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