



Connells

Macaulay Road
Ipswich

Macaulay Road
Ipswich IP1 6HL

for sale offers in excess of
£240,000



Property Description

A charming three bedroom family home situated to the North West of Ipswich, offering a perfect balance of comfort and convenience. The property features a welcoming exterior, complemented by a neatly maintained front garden. Inside, the ground floor comprises of a spacious living room offering plenty of natural light. Adjacent is a well appointed kitchen and dining area, Upstairs, the house offers three well-sized bedrooms and a family bathroom stylishly finished. There is a private garden, ideal for outdoor relaxation or gardening enthusiasts.

The property is well Located close to local schools, parks, and amenities, with easy access to Ipswich town centre and major transport links, making it an excellent choice for families or professionals.

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 boasts many restaurants, bars and cafes.

Entrance Hall

Accessed via upvc double glazed entrance door, exposed floorboards, smooth ceiling, radiator, stairs rising to the first floor with storage cupboard under and doors give you access to:

Lounge

13' 6" max x 14' 8" into bay (4.11m max x 4.47m into bay)

Upvc double glazed bay window to front, smooth ceiling, radiator and access to:

Dining Room

8' 4" x 82' (2.54m x 24.99m)

Upvc double glazed window to rear, radiator, wood effect vinyl flooring and door giving access to:

Kitchen

11' x 8' 4" (3.35m x 2.54m)

Upvc double glazed window to rear, cupboard housing wall mounted boiler, space for fridge freezer, single drainer stainless steel sink with mixer tap inset in a roll edge work surface with cupboards and drawers under and matching above, tiled flooring pantry cupboard, built in oven, built-in hob with stainless steel filter hood over, tiled splash backs and further storage cupboard and door giving access to the rear garden.

First Floor Landing

Upvc double glazed window to rear, smooth ceiling giving loft access, storage cupboard and doors giving access to:

Bedroom One

14' 5" max x 11' (4.39m max x 3.35m)

Upvc double glazed window to front, exposed floorboards and smooth ceiling.

Bedroom Two

11' 5" max x 10' 5" (3.48m max x 3.17m)

Upvc double glazed window to front, exposed vanished floorboards, radiator and smooth ceiling.

Bedroom Three

Upvc double glazed window to front, radiator, exposed floorboards and smooth ceiling.

Bathroom

Two upvc double glazed window to rear, low-level w/c, pedestal wash hand basin, part tiled walls, vinyl flooring, panel bath with mixer tap and shower attachment with shower screen and smooth ceiling with extractor fan.

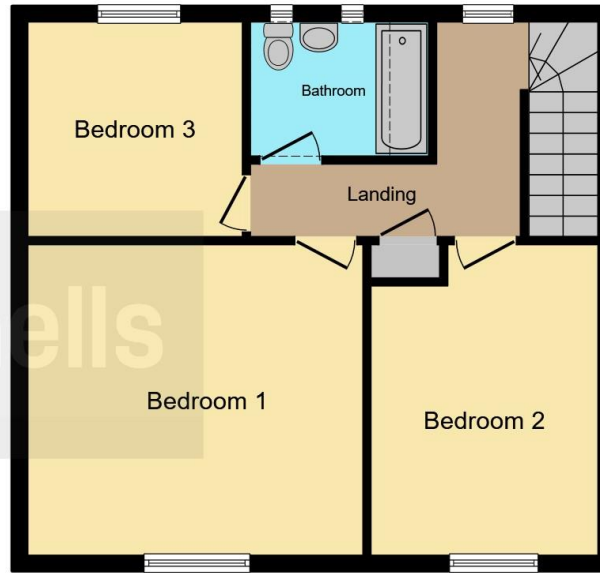
Outside

To the front of the property there is a pathway leading to the entrance door with the remainder being laid to lawn. The rear garden has a paved patio with the remainder laid to lawn, mature trees and shrubs and a brick outbuilding.





Ground Floor



First Floor

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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