



Connells

Hadleigh Road
Ipswich



Property Description

Located to the south west of Ipswich town centre located within easy access to Ipswich mainline train station, local shops and Gippeswyk & Chantry parks you will find this well presented extended family home. The property offers a wide range of accommodation comprising of three bedrooms, lounge, dining area, sitting area, kitchen diner, family bathroom, off-road parking outbuilding and rear garden in excess of 100 ft in internal viewing is needed to appreciate the size of accommodation offer.

As previously mentioned the property is closely situated to the mainline railway station which offers direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

Ipswich is the county town of Suffolk and has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Entrance Porch

Accessed via double glazed entrance door, tiled flooring and further door giving access to:

Entrance Hall

Radiator, stairs rising to the first floor, upvc double glazed wood effect window to side, smooth ceiling and doors giving access to:

Lounge

12' 8" x 10' 6" (3.86m x 3.20m)

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

Sitting Area

11' 10" x 10' 4" (3.61m x 3.15m)

Smooth ceiling, double doors giving access to

the kitchen and further access to:

Snug Area

8' 6" x 6' (2.59m x 1.83m)

Upvc double glazed wood effect window to side, radiator, usb point and smooth ceiling.

Kitchen/ Diner

15' 3" x 10' 6" (4.65m x 3.20m)

Two upvc double glazed windows to rear, upvc double glazed window to side, upvc double glazed door giving access to the rear garden, space and plumbing for washing machine, space and plumbing for tumble dryer, feature wall, radiator, tile effect flooring, built-in hob with filtered over, built in oven, usb point, smooth ceiling with inset spotlighting, built-in dishwasher, built-in fridge, built-in freezer, single bowl sink with mixer tap in set in a worktop with cupboards and drawers under and matching above.

First Floor Landing

Upvc double glazed window to side, smooth ceiling, cupboard housing wall mounted Combi boiler and doors given access to:

Bedroom One

11' 1" x 11' (3.38m x 3.35m)

Upvc double glazed wood effect window to front. usb point, smooth ceiling, feature wall and radiator.

Bedroom Two

12' x 10' 10" (3.66m x 3.30m)

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

Bedroom Three

7' 7" x 6' (2.31m x 1.83m)

Upvc double glazed wood effect window to front, radiator, wood effect flooring and smooth ceiling.

Bathroom

Upvc double glazed wood effect window to rear, pedestal wash hand basin with mixer tap, shower bath with mixer tap and independent shower over and shower screen, low-level w/c, extractor fan, heated towel rail. Tiled walls, tile effect vinyl flooring and loft access.

Outside

Outside to the front of the property, there is a drive providing off road parking and double gates giving access to the side garden. To the side of the property there is a 35 ft area which has power and gives access to the rear garden.

The rear garden is in excess of 100 ft has a paved patio area with remainder laid to lawn and there is also an awning to the rear garden.

There is an outbuilding which has power and lighting.





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 Council Tax
 Band: B

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Tenure: Freehold



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