



Connells

La Salle Close  
Ipswich





## Property Description

A well presented home located to the South West of Ipswich a short distance from Bourne Park, many local amenities and the mainline railway station which has direct access to London, Liverpool street, Norwich, Cambridge and many more.

The property comprises of a downstairs cloakroom, separate spacious living room, kitchen, two good sized bedrooms on the first floor, family bathroom, rear garden and off road parking.

Ipswich 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 Hall

Accessed via double glazed entrance door, double glazed window to front, stairs rising to the first floor with storage cupboard under, wood effect flooring, coved and textured ceiling, radiator and doors giving access to:

## Cloakroom

Low level w/c, pedestal wash hand basin with tiled splashbacks, radiator, wood effect flooring, smooth ceiling with inset spotlighting.

## Kitchen

8' 8" x 6' 9" ( 2.64m x 2.06m )

Upvc double glazed window to front, single drainage stainless steel sink with mixer tap inset in roll edge work surface with cupboards and drawers under and matching above, space and plumbing for washing machine, wall mounted boiler, built-in oven, built-in hob with hidden extractor hood over, space for fridge, radiator, Victorian tile affect vinyl

flooring, coved and textured ceiling with spotlighting.

## Living Room

13' 1" x 12' ( 3.99m x 3.66m )

Upvc double glazed window to rear, upvc double glazed double doors giving access to the rear garden, wood effect flooring, radiator and smooth coved ceiling.

## First Floor Landing

Airing cupboard, coved and textured ceiling giving loft access and doors off:

## Bedroom One

13' 2" max x 10' ( 4.01m max x 3.05m )

Double glazed window to front, coved and textured ceiling and radiator.

## Bedroom Two

12' x 7' 2" ( 3.66m x 2.18m )

Upvc double glazed window to rear, radiator, built-in double wardrobe and coved and textured ceiling.

## Bathroom

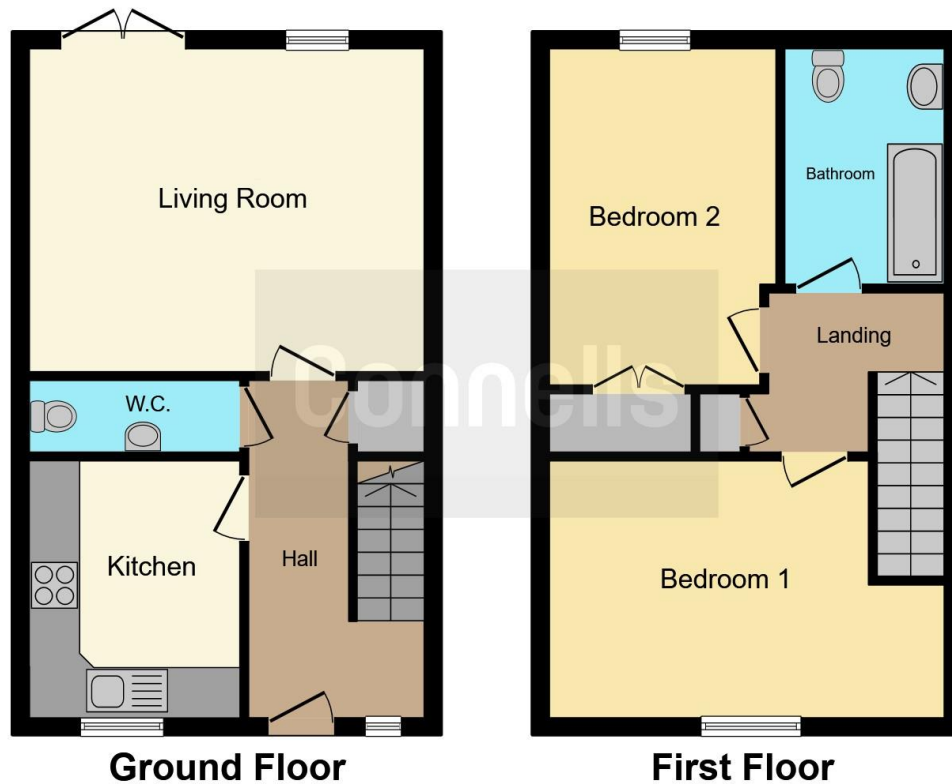
Double glazed window to rear, vanity wash hand basin with mixer tap, shaped and paneled bath with mixer tap and shower attachment and shower screen, tile effect vinyl flooring, low-level w/c, heated towel rail and coved and textured ceiling with extractor fan.

## Outside

Outside to the front of the property there is a pathway to the entrance door and side access to the rear garden via the parking area. The rear garden has a paved patio area with the remainder laid to lawn and shrubs. There is a shed, outdoor lighting and gated side access to the rear of the property and also a parking area.







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](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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Property Ref: ICH311804 - 0003