



Connells

Alexandra Road
Ipswich



Property Description

Located on the East side of Ipswich you will find this semi-detached home on an elevated position overlooking the roof tops of Ipswich. The property comprises of three bedrooms, kitchen/diner, lobby room, ground floor bathroom, front and rear gardens and has off road parking for several vehicles.

The area is served by several primary schools, including St. Helens Primary School and St. Marys Catholic Primary School, both within walking distance. For secondary education, Copleston High School and Northgate High School are also accessible. There are Parks and Recreation: Nearby with Alexandra Park, a public space offering open lawns, a children's play area, and views of landmarks such as the Orwell Bridge and historic churches. The park also hosts local events, including the annual May Day Festival. The area is well-connected for public transport with several bus stops within a short walk, providing services to various parts of Ipswich. Derby Road Railway Station is approximately 0.7 miles away, offering rail connections.

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 door, upvc double glazed window to side, wood effect flooring, stairs rising to the first floor and doors giving access to:

Lounge

11' 5" max x 11' 5" into window (3.48m max x 3.48m into window)
Upvc double glazed french doors giving

access to the front garden and decked area, roof tops views, wood effect flooring, coved and textured ceiling and radiator.

Kitchen/Diner

11' 6" x 11' (3.51m x 3.35m)
Double glazed window to side, wall mounted vli and combi boiler, tiled flooring, space for cooker with filter hood over, 1 1/2 bowl sink with mixer tap inset in a roll edge work surfaces with cupboards and drawers under and matching above, pantry cupboard, space for fridge freezer, coved and textured ceiling, space and plumbing for dish washer, storage and access to:

Lobby Room

Space and plumbing for washing machine, tiled flooring, coved and textured ceiling, space for tumble dryer, upvc double glazed door giving access to the rear garden, storage cupboard, tiled flooring, coved ceiling and door giving access to:

Bathroom

Upvc double glazed wooden window to side, radiator, tiled walls, low level w/c, pedestal wash hand basin with mixer tap, shaped and panel bath with mixer tap and shower attachment, smooth ceiling with extractor fan and tiled flooring.

First Floor Landing

Loft access and doors giving access to:

Bedroom One

11' 5" max x 11' (3.48m max x 3.35m)
Upvc double glazed window to front providing roof top views, radiator, fitted wardrobe and textured ceiling giving loft access:

Bedroom Two

11' 5" max x 11' (3.48m max x 3.35m)
Upvc double glazed window to side, built in wardrobes, smooth ceiling, radiator and door giving access to:

Bedroom Three

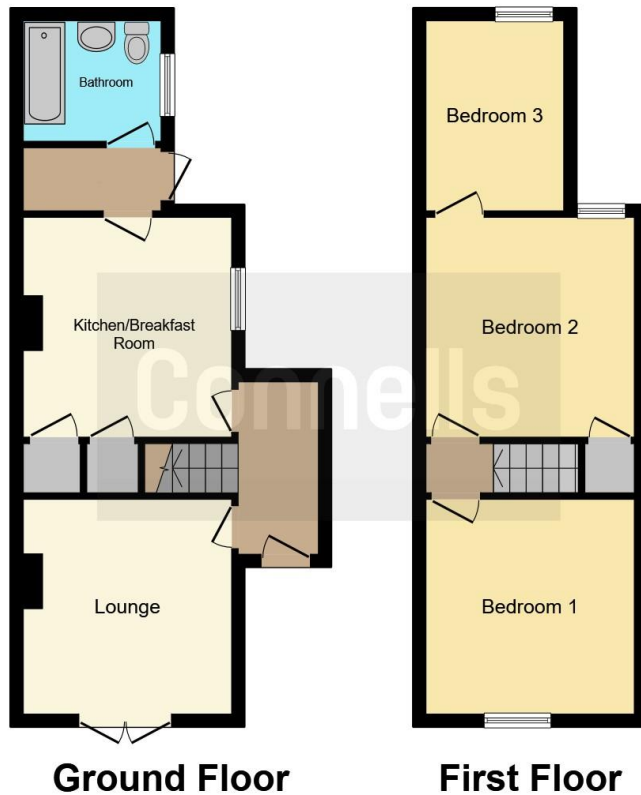
10' x 7' (3.05m x 2.13m)
Upvc double glazed tilt and turn window to rear and radiator.

Outside

To the front of the property there is a drive providing parking for several vehicles and the remainder is laid to lawn, mature shrubs and a decked patio area.

There is gated side access to the rear garden which is a tiered garden with two patio areas, a storage area, brick shed, outside lighting and tap, mature shrubs.





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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Tenure: Freehold



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