



Not for marketing purposes INTERNAL USE ONLY

Didsbury Close  
IPSWICH





### Property Description

An internal viewing is highly recommended on this extended and improved semi-detached residence. The property is accessed by a spacious and light reception room which in turn flows through into the sitting and dining rooms, a extended modern kitchen, there are three generous bedrooms and a refitted bathroom finishing off the accommodation. Outside there is a drive providing off road parking for several vehicles and leading to a garage. The rear garden is generously sized and well maintained and perfect for outside entertaining.

The area offers convenient access to local amenities, including schools, shops, and transport links. Nearby educational institutions include Sprites Primary Academy, Gusford Community Primary School, and Chantry Academy. The property is also within a short drive to the A12/A14 junction, providing good connectivity to surrounding areas.

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.

### Reception Hall

8' x 5' 3" ( 2.44m x 1.60m )

Accessed via upvc double glazed entrance door, upvc double glazed window to side, radiator and door giving access to:

### Entrance Hall

Stairs rising to the first floor with storage cupboard under, radiator and door giving access to:

### Sitting Room

15' 2" x 12' 9" max ( 4.62m x 3.89m max )

Upvc double glazed bay window to front, wood effect flooring, radiator, built-in shelving, smooth ceiling with inset spotlighting and access to:

### Dining Room

16' x 10' 2" ( 4.88m x 3.10m )

Upvc double glazed window to side, radiator, wood effect flooring, smooth ceiling with inset spotlighting and doors giving access to:

### Kitchen

15' 5" x 9' 1" max ( 4.70m x 2.77m max )

Upvc double glazed door giving access to the rear garden, upvc double glazed window to rear, feature wall, radiator, built-in fridge, built in freezer, corner larder cabinet with lighting, wine Fridge, built-in washing machine, built-in dishwasher, wood effect flooring, butler style sink with mixer spray tap inset in a solid worktop with cupboards and drawers under and matching above, soft close drawers, range style oven to stay with stainless steel extractor hood over and smooth ceiling.

### First Floor Landing

Airing cupboard housing wall mounted boiler, smooth coved ceiling with inset spotlights, loft access and doors giving access to:

## Bedroom One

13' 1" x 10' max ( 3.99m x 3.05m max )  
Upvc double glazed window to front, radiator, smooth ceiling with inset spotlighting.

## Bedroom Two

12' 3" x 10' 1" ( 3.73m x 3.07m )  
Upvc double glazed window to rear, radiator, fitted wardrobes, smooth ceiling with inset spotlighting.

## Bedroom Three

7' 8" x 6' 9" ( 2.34m x 2.06m )  
Upvc double glazed window to front, radiator, smooth ceiling with inset spotlighting.

## Bathroom

Upvc double glazed window to rear, shaped and panel bath with mixer tap and independent shower over and shower screen, vanity wash hand basin with enclosed w/c, smooth ceiling with inset spotlighting and extractor fan, heated towel rail, part tiled walls and tiled flooring.

## Outside

Outside to the front of the property, there is a drive providing off-road parking for several vehicles and leading to the garage. The remainder is laid to lawn with gated side access to the rear garden. The rear garden commences with a decked area with raised sleeper borders, with the remainder laid to lawn with mature trees and shrubs. There is outdoor lighting, tap and shed to remain.

## Garage

16' 8" x 8' 7" ( 5.08m x 2.62m )  
Access by automatic roller door and power.







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

To view this property please contact Connells on

**T 01473 233 966**  
**E [ipswich@connells.co.uk](mailto:ipswich@connells.co.uk)**

6 Princes Street  
 IPSWICH IP1 1QT

**EPC Rating: Awaited**

**check out more properties at [connells.co.uk](http://connells.co.uk)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ICH311901 - 0003