







## Property Description

Situated in the convenient location of Canterbury Close is this well presented three-bedroom family home. The property is nestled within a peaceful cul-de-sac, providing a tranquil setting while still being within easy reach of local amenities, transport links, and the town centre.

Inside, the property offers a spacious living room, a modern kitchen with ample counter space and room for a dining area, making it a great socialising space. Upstairs, the home benefits from three generously sized bedrooms, with the master bedroom offering plenty of natural light. The family four piece bathroom is modern featuring a contemporary suite.

Externally, the property boasts a rear garden which is a combination of lawned areas and a paved patio and has communal parking.

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, upvc double glazed door giving access to the rear garden, stairs rising to the first floor with storage space under, smooth ceiling, storage cupboard and doors giving access to:

## Cloakroom

Upvc double glazed window to front, low-level w/c, wood effect vinyl flooring, textured ceiling, vanity wash hand basin with mixer tap and tiled splash backs.

## Lounge

13' 4" x 12' ( 4.06m x 3.66m )  
Upvc double glazed window to rear, radiator and smooth ceiling.

## Kitchen/Diner

13' 4" x 11' 8" ( 4.06m x 3.56m )  
Upvc double glazed window to front, space for fridge freezer, radiator, tiled flooring, space and plumbing for washing machine, space for dishwasher, space for tumble dryer, built-in oven, built-in hob, stainless steel filter hood over, cupboard housing wall mounted Combi boiler, smooth ceiling with inset spotlighting, 1 1/2 bowl sink with mixer tap in set in a roll edge work surface with cupboards and drawers under and matching above.

## First Floor Landing

Exposed floorboards, smooth ceiling giving loft access and doors giving access to:

## Bedroom One

12' x 10' 5" ( 3.66m x 3.17m )  
Upvc double glazed window to rear, radiator and textured ceiling.

## Bedroom Two

11' 8" x 10' 4" ( 3.56m x 3.15m )  
Upvc double glazed window to front, radiator and textured ceiling.

## Bedroom Three

9' 1" max x 9' ( 2.77m max x 2.74m )  
Upvc double glazed window to rear, textured ceiling, radiator and storage.

## Bathroom Suite

Upvc double glazed window to front, low level w/c, shower cubicle with independent shower over and rainfall shower head, shaped and panel bath with mixer tap, part tiled walls, wood effect vinyl flooring, smooth ceiling with inset spotlighting and heated towel rail.

## Outside

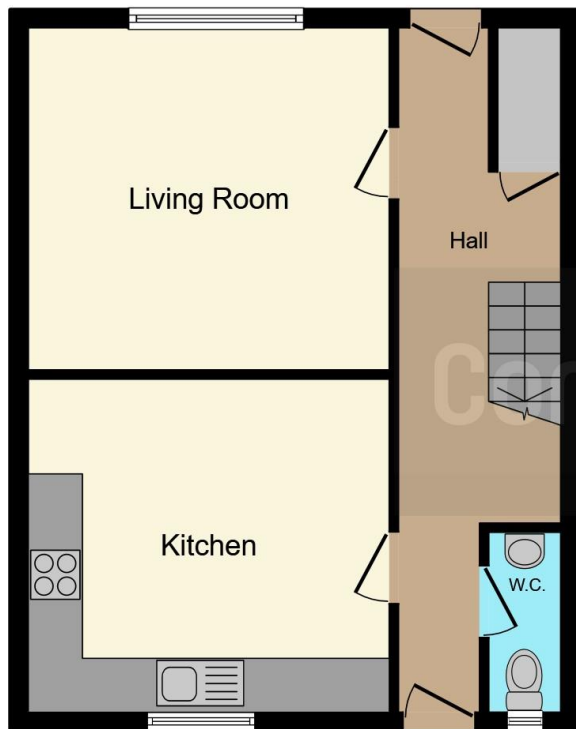
The front of the property is laid to lawn with mature shrubs and access to the entrance door. The rear garden is 35 foot in length has a paved patio area, lawn area and gated rear access to the communal off road parking spaces.

## Agent Note

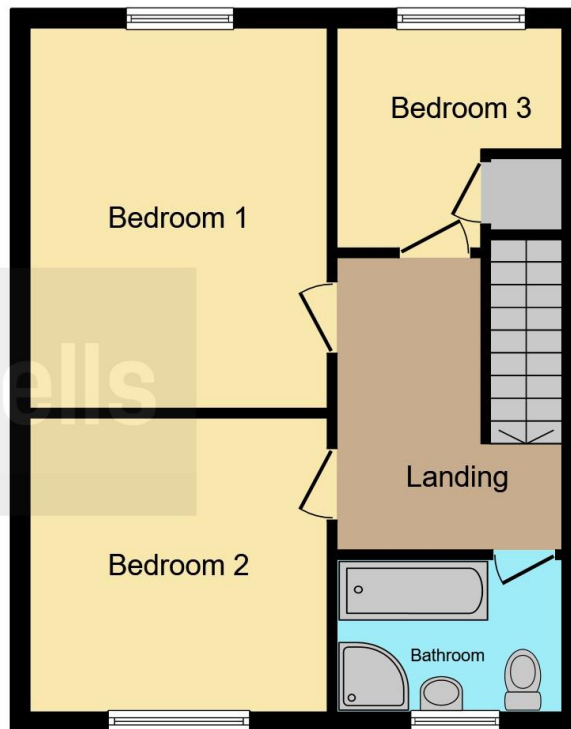
There is a community charge of £37 per month to Orbit, for maintenance of estate







**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)

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

6 Princes Street  
 IPSWICH IP1 1QT

**EPC Rating: E**

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Tenure: Freehold



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