



Connells

Lupin Road
Ipswich



Property Description

A three bedroom well established property situated in a off road position overlooking a green area to the South West of Ipswich and within walking distance of both primary and secondary schools, various shops and many amenities. The home comprises of an entrance hall, ground floor cloakroom, open plan lounge/diner, kitchen, three bedrooms, bathroom and has a good sized enclosed rear garden.

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 double glazed entrance door and doors giving access to:

Cloakroom

Double glazed window to front, low-level w/c, and vanity wash hand basin.

Lounge

25' 1" x 14' 9" narrowing to 7' 6" (7.65m x 4.50m narrowing to 2.29m)

Double glazed windows to front, double glazed patio doors giving access to garden and rear aspect, two radiators and stairs to first floor.

Kitchen

9' 2" x 7' (2.79m x 2.13m)
Double glazed window to rear, a selection of wall and base level units with a stainless steel sink inset into work services, plumbing for washing machine, space for fridge freezer, cooker point, wall mounted boiler and radiator.

First Floor Accommodation

Storage cupboard and further airing cupboard and doors giving access to:

Bedroom One

11' 3" x 8' 6" (3.43m x 2.59m)
Double glazed window to front, radiator and built in wardrobes.

Bedroom Two

11' 1" x 8' 2" (3.38m x 2.49m)
Double glazed window to rear, radiator, built in wardrobe and loft access.

Bedroom Three

8' x 6' 4" (2.44m x 1.93m)
Double glazed window to front and radiator.

Bathroom

A three-piece white suite comprising of panel bath, pedestal wash hand basin, low-level w/c and double glazed window to rear.

Outside

To the front of the property, there is a lawned area.

The rear garden is laid to lawn with a patio area, has side access, outside shed and has a mature tree which overlooks the garden.





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

To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: C Council Tax
 Band: B

view this property online connells.co.uk/Property/ICH311900

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH311900 - 0003

