



Connells

Norwich Road
Ipswich



Property Description

A highly presentable three bedroom semi-detached house built in 2022 and located to the west side of Ipswich and well situated for many local amenities. The property comprises of living room, downstairs w/c, spacious and light modern kitchen/diner, three bedrooms and a family bathroom on the first floor. Externally the property has front and rear gardens, garage and off road parking. The home also has the added bonus of being offered with no onward chain.

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, lvt wood effect flooring, stairs to first floor, built in cupboard, radiator and doors giving access to:

Lounge

10' 9" x 10' 8" (3.28m x 3.25m)
Upvc double glazed bay window to front, radiator, lvt wood effect flooring and smooth ceiling.

Cloakroom

Low level w/c, vanity wash hand basin with mixer tap, chrome heated towel rail. lvt wood effect flooring and extractor fan.

Kitchen/Diner

16' 4" x 15' 7" (4.98m x 4.75m)
A Howdens kitchen with upvc double glazed french doors and window to rear, two sky lights to rear, smooth ceiling with spot lights,

stainless steel sink unit with mixer tap inset into worksurfaces with high gloss, grey cupboards and drawers under a matching above, integrated double oven, five gas ring hob with extractor hood over and stainless steel splashback, lvt wood effect flooring, built in dishwasher, built in washing machine, built in fridge/freezer and radiator.

Landing

Loft access and radiator.

Bedroom One

15' 7" x 10' 10" (4.75m x 3.30m)
Double glazed window and upvc double glazed bay window to front, radiator and smooth ceiling.

Bedroom Two

10' 10" x 7' 8" (3.30m x 2.34m)
Upvc double glazed window to rear, radiator and smooth ceiling.

Bedroom Three

10' 10" x 7' 7" (3.30m x 2.31m)
Upvc double glazed window to rear, radiator and smooth ceiling.

Bathroom

Upvc double glazed window to side, shower bath with shower above and shower panels, low-level w/c, vanity wash hand basin, chrome heated towel rail and extractor fan.

Front Garden

The front garden is laid to lawn, has a brick wall to the front with a black iron gate leading to pathway to the front entrance door and has gated side entrance.

Rear Garden

The well presented rear garden commences with a paved patio area with the remainder being laid to lawn and enclosed by fencing. There is also gated access to the garage and off-road parking spaces.

Garage

20' 5" x 9' 10" (6.22m x 3.00m)

The garage has a roller shutter door to the front with storage above and has off-road parking for several vehicles in front. (Access via castle Road).





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

view this property online connells.co.uk/Property/ICH309712



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.

EPC Rating: B Council Tax
Band: C