



Connells

Wilmslow Drive
IPSWICH



Property Description

The home is located to the south west of Ipswich's town centre and is within a short drive of local shops and amenities as well as both secondary and primary schools. The property comprises of three bedrooms, lounge, kitchen/diner, family bathroom, unoverlooked rear garden and a garage en-bloc in addition to the lay by parking to the front. The property presents well, and has been well maintained by the current vendor, and offers a turnkey purchase opportunity for a buyer.

Ipswich boasts a number of amenities, such as local shops and schools, and is a short walk from Belstead Brook and a number of other countryside walks.

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 Porch

Access via UPVC double glazed entrance door, tile effect flooring and door giving access to

Lounge

14' 2" x 14' 7" (4.32m x 4.45m)
UPVC double glazed window to front, radiator, stairs rising to the 1st floor, new carpets, and door giving access to

Kitchen Diner

10' 2" x 14' 7" (3.10m x 4.45m)
radiator, wall mounted boiler, 1.5 bowl sink with mixer tap inset to rolled edge work

surface with cupboards and draws under and matching above, integrated gas hob & electric oven, space and plumbing for for dishwasher, space and plumbing for washing machine , space for tumble dryer, UPVC double glazed window to rear, UPVC double glazed patio door giving access to the rear garden,

First Floor Landing

Store cupboard loft access, new carpets, and doors giving access to

Bedroom One

14' 8" x 8' 5" (4.47m x 2.57m)
UPVC double glazed window to front, radiator

Bedroom Two

10' x 8' (3.05m x 2.44m)
UPVC double glazed window to rear, radiator, recently redecorated,

Bedroom Three

6' x 8' 2" (1.83m x 2.49m)
UPVC double glazed window to front, radiator. recently redecorated,

Family Bathroom

UPVC double glazed window to rear, Shaped and panel bath with independent shower over, part tiled walls, heated towel rail, low level wc, pedestal wash handbasin, recently redecorated,

Outside

To the front of the property is laid to lawn, with pathway giving access to the entrance porch and communal parking in the layby. The rear garden has a paved patio, outside tap and steps giving access the the garage.

Garage

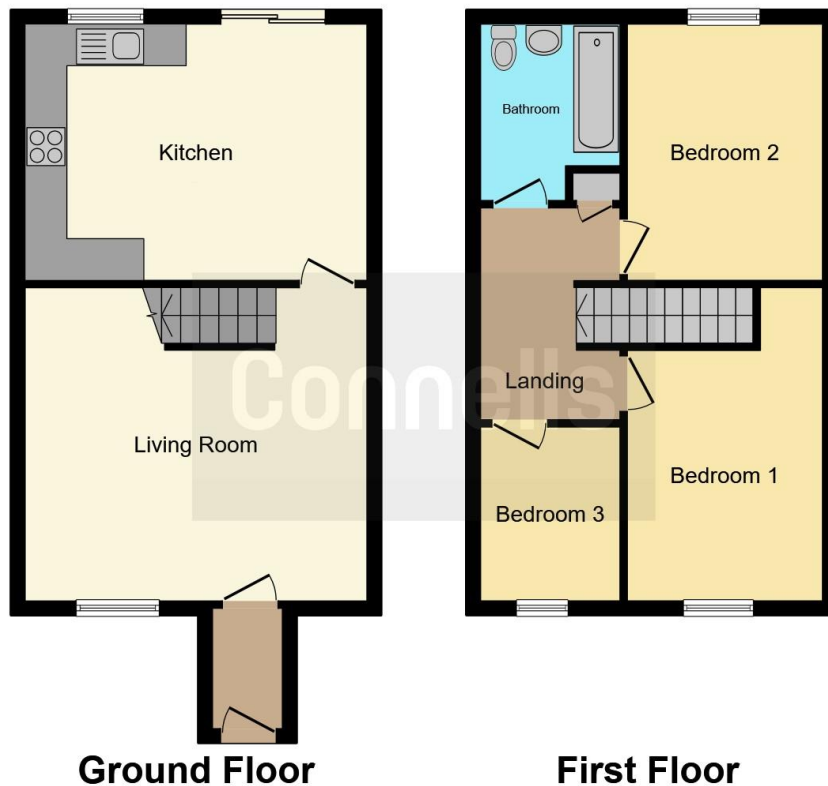
17' 4" x 8' 3" (5.28m x 2.51m)

Up and over door and door giving access to the rear garden.

Agents Note

The vendor has advised the property has had a new boiler, and been re carpeted & re decorated recently.





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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EPC Rating: D Council Tax
 Band: B

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Tenure: Freehold



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