



Connells

Rosehill Road
Ipswich



Property Description

An internal viewing is highly recommended for this improved and extended semi-detached bay fronted family home located to the South east of Ipswich. The home has generous sized accommodation and comprises of two reception rooms, a modern kitchen and breakfast area with bi-fold doors leading onto a well presented and flourished rear garden. The first floor has three double bedrooms and a luxury modern bathroom suite.

The property is conveniently located to the popular Holywells Park and the waterfront with its many restaurants and bars as well as the university. To the east of the property there is good access links onto the A12 and A14.

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.

Entrance Porch

Accessed by entrance door, stairs rising to the first floor and door giving access to:

Entrance Hall

Stairs rising to the first floor, radiator, stripped wood flooring, coved ceiling and door giving access to:

Dining Room

11' x 11' max (3.35m x 3.35m max)
Upvc double glazed window to rear, wood flooring, coved and textured ceiling and doors giving access to:

Living Room

12' 5" x 10' 9" (3.78m x 3.28m)
Upvc double glazed bay window to front, Victorian style radiator, feature fireplace with marble effect and Coved and textured ceiling.

Kitchen

8' 10" x 7' 3" (2.69m x 2.21m)
Upvc double glazed window to side, upvc double glazed door giving access to the rear garden, 1 1/2 bowl sink with mixer tap inset in a roll edge worktop with cupboards and drawers under and matching above, tile effect vinyl flooring, built-in double oven, built-in hob with filter over, tiled splashback's, space for fridge freezer, wall mounted Baxi boiler, radiator and door giving access to:

Utility Lobby

Space and plumbing for washing machine, rolledge worktop, tile effect vinyl flooring, storage cupboard and door giving access to:

Shower Room

Upvc double glazed window to rear, double shower cubicle with independent shower over, vanity wash hand basin, low-level w/c, smooth ceiling, extractor fan and Victorian style radiator.

First Floor Landing

Storage cupboard, coved ceiling given loft access and doors giving access to:

Bedroom One

14' max x 10' 4" (4.27m max x 3.15m)
Two upvc double glazed windows to front,
radiator and coved ceiling.

Bedroom Two

11' x 8' 10" max (3.35m x 2.69m max)
Upvc double glazed window to rear, radiator
and coved ceiling.

Bedroom Three

8' 10" x 7' 6" max (2.69m x 2.29m max)
Upvc double glazed window to rear, radiator
and airing cupboard.

Outside

The front of the property is accessed by steps
and gives access to the entrance door with
the remainder being laid to lawn.

The rear garden has a decked area, a paved
patio area, flower bed border and a workshop
to remain.





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

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EPC Rating: E Council Tax
 Band: B

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Tenure: Freehold



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