



**Connells**

Maidenhall Approach  
Ipswich





## Property Description

A well presented and modernised semi-detached family home being offered with no onward chain. The property is located to the South West of Ipswich just a short distance from Bourne Park, local schools, a range of many local amenities and the mainline railway station which has direct access to London, Liverpool street, Norwich, Cambridge and many more. The property comprises of a good sized lounge/diner, modern kitchen, three first floor bedrooms, bathroom, rear garden and a driveway to the front providing off road parking for many vehicles.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

## Entrance Hall

Laminate flooring, double glazed front door, stairs rising to the first floor with storage cupboard under and radiator.

## Lounge/Diner

13' 10" x 20' 3" ( 4.22m x 6.17m )

Accessed via the entrance hall by door with glass panel, radiator, double glazed bay window to front, double glazed doors to rear, carpet and media wall with down lights in alcove.

## Kitchen

10' 5" x 10' 3" Max ( 3.17m x 3.12m Max )

Matching wall and base units in white gloss with cupboard housed wall mounted boiler, laminate flooring, double glazed window to side and rear, inset sink and drainer with mixer tap, space for washing machine and fridge freezer. induction hob and electric oven and tiled splash backs.

## Landing

Airing cupboard, loft access which is part boarded and doors giving access to:

## Bedroom One

12' 9" x 9' 11" ( 3.89m x 3.02m )

Radiator, built in clothes rails and double glazed window to front.

## Bedroom Two

13' 1" x 9' 9" ( 3.99m x 2.97m )

Radiator, double glazed window to front, built in single wardrobes and built in clothes rails.

## Bedroom Three

10' x 10' 8" ( 3.05m x 3.25m )

Radiator, built in clothes rails, built in single wardrobes and double glazed window to rear.

## Bathroom

Tiled walls and porcelain tile floor, sink with storage and mixer tap, double glazed window, bath with shower over and rainfall shower head, heated towel rail and low-level w/c.

## Outside

To the front of the property there is a block paved driveway suitable for 3 to 4 cars with side access leading to the rear garden.

## Garden

Automatic lights and security light, pergola over, decking patio area, planted flower bed with perennials, outside tap, electric outside and brick built shed and outside w/c.

## Outbuilding/Summer House

11' x 11' 5" ( 3.35m x 3.48m )

Currently set up as a bar/games room this versatile space has its own power storage heaters, carpet and space for a fridge.

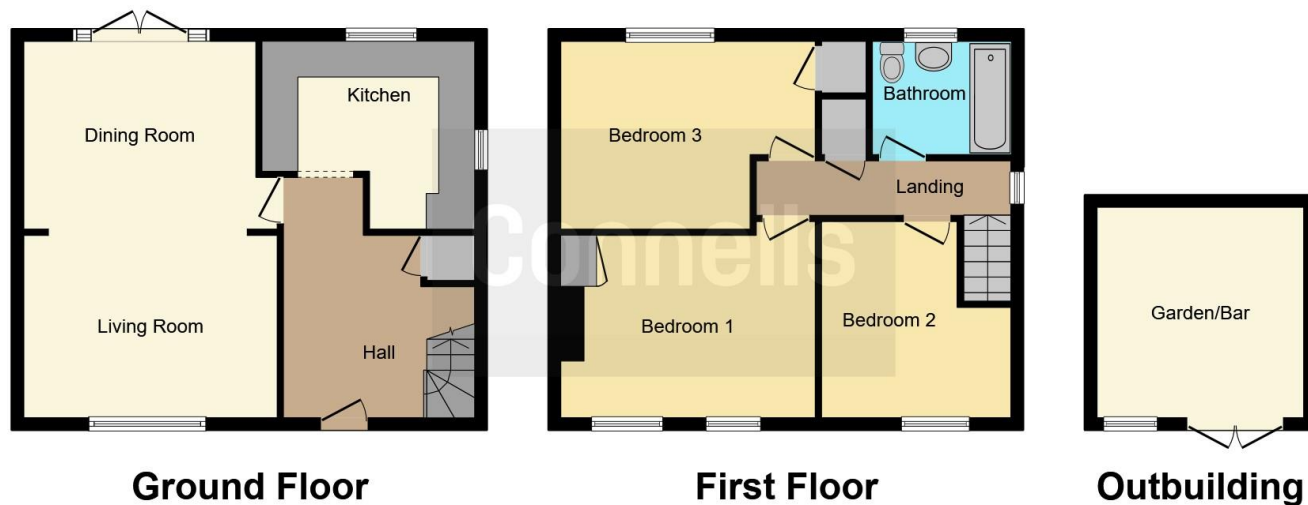
### Agent Note

The vendor has advised us the following.

Made to measure blinds to remain. The boiler has been replaced recently. The main fuse board has been fully replaced and the kitchen has been replastered and rewired. Please use a legal representative to confirm this information, should you be interested in proceeding.







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: C Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/ICH312194](http://connells.co.uk/Property/ICH312194)**

Tenure: Freehold



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