



Connells

Valley Close  
Ipswich





## Property Description

An internal viewing is highly recommended for this extended well presented detached family home located in a quiet cul-de-sac in the sought after North of Ipswich with great access to Christchurch Park and Ipswich School. The spacious accommodation comprises of four good sized bedrooms, living room with feature log burner, dining room, study, large well equipped kitchen/breakfast room with bespoke oak units, utility room, ground floor shower room and first floor family bathroom. The outside of the property benefits from a in and out block paved drive providing off road parking and access to the garage. The mature well maintained rear garden offers ample space for alfresco dining, entertaining or relaxing.

The property benefits from its enviable location close-by to Christchurch Park which is a historical area of rolling lawns, wooded areas and hosts various facilities such as a children's play area, tennis courts, table tennis, bowling greens and outdoor gym equipment.

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

Accessed via upvc double glazed entrance door, tiled flooring and door giving access to:

## Reception Hall

Stairs rising to the first floor, radiator, wood effect flooring and doors giving access to:

## Shower Room

Tiled shower cubicle with shower over, low level w/c, pedestal wash hand basin, circle window to front, oak flooring, part tiled walls, smooth ceiling with inset spot lighting, extractor fan and heated towel rail.

## Living Room

16' 1" max in bay x 13' ( 4.90m max in bay x 3.96m )

Upvc double glazed bay window to front, radiator, coved ceiling, stone feature fireplace with wood burner and tiled hearth.

## Dining Room

15' 3" into doorway x 13' max ( 4.65m into doorway x 3.96m max )

Upvc double glazed double doors giving access to the rear garden, two upvc double glazed windows to rear, stone feature fireplace, coved ceiling, radiator, two wall light points and door giving access to:

## Study

10' 3" x 7' 3" ( 3.12m x 2.21m )  
Upvc double glazed window to rear, double glazed window to side, smooth ceiling with inset spot lighting and radiator.

## Kitchen/Breakfast Room

22' 9" x 13' 9" narrowing to 7' ( 6.93m x 4.19m narrowing to 2.13m )  
Upvc double glazed window to rear, upvc double glazed double doors giving access to the rear garden, upvc double glazed door giving access to the side garden, built in induction hob with extractor hood over and granite splash back, built in fridge, built in freezer, built in dishwasher, double butler sink inset in a granite work surface with soft close cupboards and drawers, heated towel rail, smooth coved ceiling with inset spot lighting, tile effect vinyl flooring and door giving access to:

## Utility Room

6' 9" x 5' 5" ( 2.06m x 1.65m )  
Upvc double glazed window to side, wall mounted Worcester boiler, space and plumbing for washing machine, space for tumble dryer, single drainer sink with mixer tap inset in a work surface with cupboards and drawers under and matching above, water softner, radiator, smooth coved ceiling with inset spot lighting and tile effect vinyl flooring.

## First Floor Landing

Upvc double glazed window to side, store cupboard with upvc double glazed window to side, airing cupboard, further storage cupboard, coved ceiling and doors to:

## Bedroom One

16' 1" into bay x 13' ( 4.90m into bay x 3.96m )  
Upvc double glazed bay window to front, art deco style feature fireplace, radiator and coved ceiling.

## Bedroom Two

14' 9" x 13' max ( 4.50m x 3.96m max )  
Upvc double glazed window to rear, art deco style tile feature fireplace, radiator and coved ceiling.

## Bedroom Three

12' 7" x 11' ( 3.84m x 3.35m )  
Upvc double glazed window to rear, two storage cupboards, art deco style feature fireplace, coved ceiling and radiator.

## Bedroom Four

9' 10" max x 8' max ( 3.00m max x 2.44m max )  
Upvc double glazed window to front, storage cupboard and radiator.

## Bathroom

Upvc double glazed window to side, bath and power shower over, low level w/c, pedestal wash hand basin, heated towel rail, tile effect vinyl flooring, smooth ceiling with inset spot lighting, loft access and extractor fan.

## Outside

The front of the property benefits from a blocked paved in and out driveway, dual gated access to the rear garden and access to the garage. The remainder of the front is landscaped to shrubs.  
The mature well maintained rear garden offers ample space for entertaining or relaxing and commences with a patio area and is framed with mature trees, flowers and shrubs. There are two taps and outdoor lighting and the garden is complimented with a Office / Studio (9'8 x 9'8) which is constructed out of timber and a glazed construction and has power and lighting. There is also a Greenhouse and shed 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](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: D Council Tax  
 Band: E

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Tenure: Freehold



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