

Connells

Sandpiper Road Ipswich

Sandpiper Road Ipswich IP2 9HX







Property Description

A well established three bedroom semidetached property located in the lp2 area of lpswich on a substantial plot. The home comprises of entrance porch into entrance, shower room, kitchen, conservatory, living room and three good sized bedrooms. Externally the property offers a front garden and off road parking on driveway, garage and a large rear garden.

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.

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 double glazed sliding door through to main front door.

Entrance Hall

Wood effect flooring, with doors leading to:

Shower Room

Tiled walls and floor, low-level w/c, shower unit and screen, wash hand basin with mixer tap, double glazed window and radiator.

Kitchen

12' 3" x 9' 2" (3.73m x 2.79m)

Matching wall and base units with roll top work surface, hob with splash backs and extractor fan, space for fridge, stainless steel sink and drainer with mixer tap and radiator.

Conservatory

11' 10" x 8' 8" (3.61m x 2.64m)
Carpet, double glazed french doors leading to rear and window to side.

Living Room

15' 6" x 11' (4.72m x 3.35m)

Accessed through a oak effect door with glass panel, carpet, fireplace with feature wood cladding surrounding, radiator, double glazed window to front, under stairs cupboard and wall lights.

Hallway

Carpeted and stairs leading to the first floor.

Landing

Boiler cupboard, storage, loft hatch and doors leading to:

Bedroom One

12' 3" x 11' (3.73m x 3.35m)
Carpet, radiator and double glazed window to front.

Bedroom Two

9' 2" x 9' (2.79m x 2.74m) Radiator, carpet and double glazed window.

Bedroom Three

9' 6" x 6' 2" (2.90m x 1.88m) Radiator, carpet and double glazed window.

Outside

The front of the property has a driveway providing off road parking and access to the garage. The remainder is laid to lawn and has a pathway leading to the entrance porch.

The large rear garden is accessed from the side, has a brick built storage shed, patio and the remainder is laid to lawn.

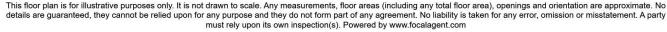
Garage

Has a up and over door and double glazed door for side access.









To view this property please contact Connells on

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EPC Rating: C Council Tax Band: B

view this property online connells.co.uk/Property/ICH312358





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.

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