



Connells

Sandpiper Road
Ipswich



Property Description

A well established three bedroom semi-detached property located in the IP2 area of Ipswich 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.





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: C Council Tax
 Band: B

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Tenure: Freehold



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