



Connells

Wallace Road
Ipswich



Property Description

Located to the west of Ipswich Connells are pleased to offer for sale this well presented extended semi-detached home offered with the added bonus of no onward chain. The spacious accommodation is decorated to a high order throughout and comprises of three bedrooms, three receptions rooms providing ample living space, ground floor cloakroom, first floor family bathroom, upvc double glazing and gas central heating. Externally the property offers off-road parking, recently replaced soffits, fascias, guttering and downpipes, a generously sized landscaped rear garden housing a charming timber frame lodge with two further rooms which could be used as an office/ gym or garden room.

The property is within walking distance to Westbourne park which has a child play area, a sports centre, primary and secondary schools, a doctors surgery, local convenience store, chemist, butchers and the Suffolk punch public house. Morrisons superstore is also a close drive away.

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 Hall

Accessed via upvc double glazed entrance door, storage cupboard, stairs rising to the first floor, radiator, wood effect Karndean flooring and doors giving access to:

Ground Floor Cloakroom

Upvc double glazed window to side, low-level w/c, vanity wash hand basin with mixer tap,

tile effect splashback's and wood effect Karndean flooring.

Living Area

10' 7" x 10' 7" into bay (3.23m x 3.23m into bay)

Upvc double glazed bay window to front with fitted blinds, radiator, feature fireplace, coved and textured ceiling with spotlighting and oak laminate flooring.

Dining Area

11' 5" x 9' 8" Max (3.48m x 2.95m Max)

Oak laminate flooring, radiator, coved and textured ceiling with spotlighting and access to:

Breakfast Area

9' 9" x 9' (2.97m x 2.74m)

Upvc double glazed patio door giving access to the rear garden, oak laminate flooring, granite worktop with cupboards under, coved and textured ceiling with spotlighting and archway giving access to:

Kitchen

19' x 6' 2" (5.79m x 1.88m)

Upvc double glazed windows to side and rear, fitted blinds, upvc double glazed door giving access to the rear garden, Zanussi built in double oven, space for fridge freezer, built-in Bosch gas hob, Bosch stainless steel extractor hood over, tiled splash backs, radiator, space and plumbing for washing machine and dishwasher, 1 1/2 bowl sink with mixer tap in set in a roll edge worksurfaces with cupboards and drawers under and matching above, oak laminate flooring and smooth ceiling with inset

spotlighting.

First Floor Landing

Upvc double glazed window to side, fitted blinds, smooth coved ceiling, spotlighting and doors giving access to:

Bedroom One

12' 4" x 9' 3" (3.76m x 2.82m)

Upvc double glazed bay window to front with fitted blind, radiator, two fitted sharps double wardrobes, strip solid oak flooring and smooth coved ceiling with ceiling fan.

Bedroom Two

11' 6" x 8' 6" (3.51m x 2.59m)

Upvc double glazed window to rear with fitted blinds, double storage cupboard housing wall mounted baxi boiler with current manufacturers guarantee , smooth ceiling, radiator, strip solid oak flooring and built-in double wardrobe.

Bedroom Three

8' 6" x 8' 2" (2.59m x 2.49m)

Upvc double glazed window to rear, fitted blinds, radiator, smooth ceiling with spotlighting, range of sharps fitted wardrobes and shelving and strip solid oak flooring.

Bathroom

Upvc double glazed window to front, fitted blind, fitted three door mirrored cabinet with power and light and shaving point, shaped and panel bath with mixer tap and shower attachment with bi-fold shower screen and enclosed w/c and vanity wash hand basin with mixer tap, heated towel rail, part tiled walls, extractor fan, sensor inset spotlights, Karndean flooring and smooth coved ceiling.

Outside

The front of the property benefits from two off-road parking spaces with gated side access to the rear garden.

The private rear garden is well maintained and commences with a paved patio area with the reminder laid to lawn and is surrounded by mature shrubs. There is a grey gravel pathway leading to a further patio area giving stepped access to the lodge.

The Lodge

Room One

13' x 12' 7" (3.96m x 3.84m)

The Lodge benefits from a canopy covered veranda and is accessed via double glazed double doors, 55 mm timber construction, solid oak flooring, vaulted ceiling, two double glazed windows to front, wall mounted wooden ladder gives access to generous loft storage, complete with mains power, lighting and internet and a single door gives access to

Room Two

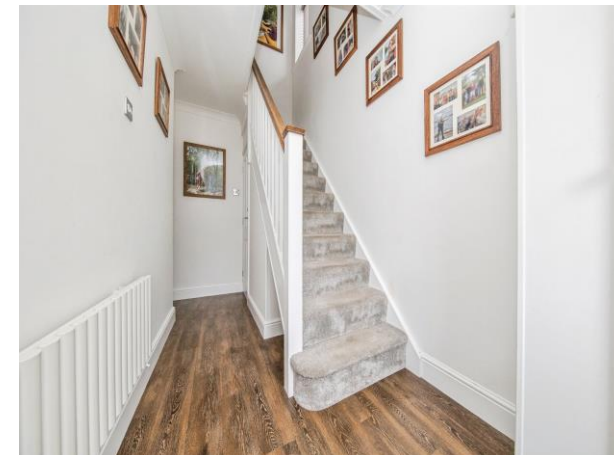
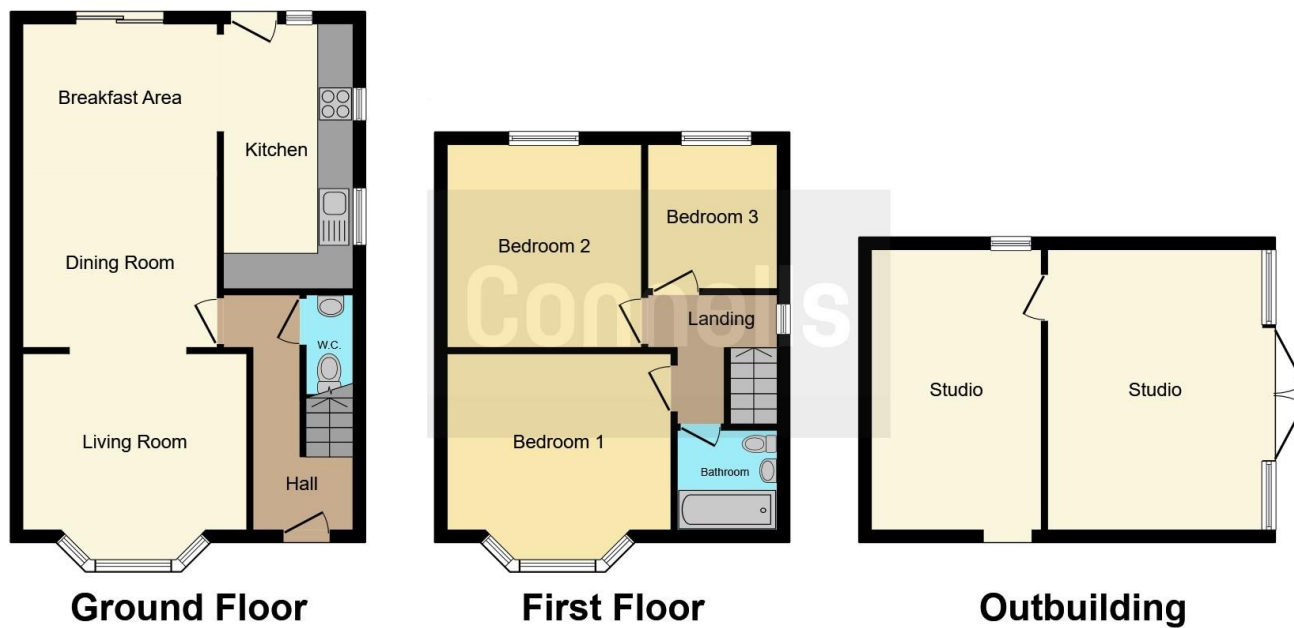
12' 7" x 8' (3.84m x 2.44m)

Two double glazed windows to side, tiled floor and power and lighting.

Agents Note

Washing machine and Fridge Freezer could remain subject to negotiation.





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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