



Connells

Felixstowe Road
Ipswich



Property Description

An extended and well-presented three bedroom semi-detached home located to the east of Ipswich. The property comprises of a spacious lounge/diner, kitchen/breakfast room, three first floor bedrooms, bathroom, front & rear gardens and a shared driveway with opportunity to create off road parking subject to planning.

Located in a vibrant area, you are within walking distance of Ipswich's town centre, close by to a variety of shops, cafes, parks, and schools. For commuters, there are excellent transport links with direct trains to London Liverpool Street and other key destinations, as well as plenty of nearby bus routes providing easy access to the surrounding areas.

Entrance Hall

Accessed via double glazed front door, double glazed window, laminate wood effect flooring and radiator.

Lounge/Diner

23' into bay x 12' 5" max (7.01m into bay x 3.78m max)

Double glazed bay window to front and double glazed window to rear, ceiling rose and light fittings, electric fireplace feature on chimney breast, wall lights, wood effect laminate flooring and radiator.

Kitchen/Breakfast Room

23' 3" max x 9' 2" max (7.09m max x 2.79m max)

Matching wall and base level units in white gloss black work tops, white tiled splash backs inset, stainless steel sink 1 1/2 bowl sink and mixer tap, space for dishwasher, washing machine, tumble dryer, under counter fridge and fridge freezer, wall mounted boiler, radiator, double oven with extractor fan and induction hob over, laminate flooring, double

glazed window to both side and rear and double glazed door leading to the garden.

Stairs Rising To First Floor

Landing

Double glazed window side, carpet, loft hatch with ladder, (Loft is fully insulated and boarded with light) and doors giving access to:

Bedroom One

11' 11" into bay x 12' 10" max (3.63m into bay x 3.91m max)

Double glazed bay window, wood effect flooring, radiator and ceiling fan and light.

Bedroom Two

9' 10" x 9' 10" Max (3.00m x 3.00m Max)

Double glazed window to rear, radiator, wood effect flooring and ceiling fan and light.

Bedroom Three

8' 7" x 6' 4" (2.62m x 1.93m)

Wood effect flooring, radiator, double glazed window to rear and ceiling fan and light.

Bathroom

Double glazed window to front, walk in shower with electric shower, tiled walls and floor, wash hand basin and vanity unit with mixer tap, low-level we/ac, extractor fan, radiator and inset spotlighting.

Outside

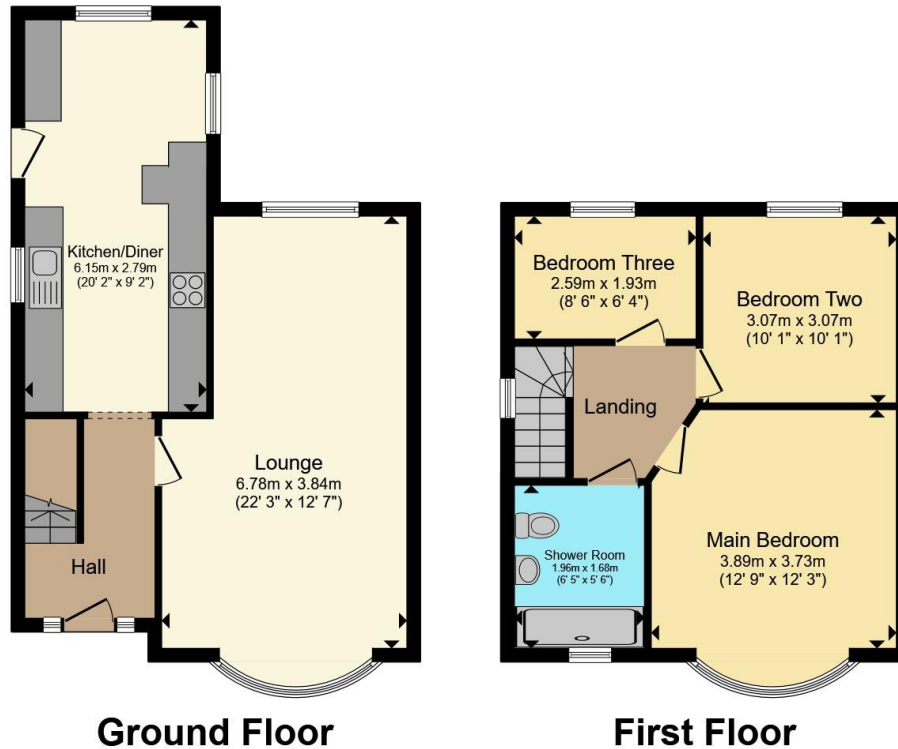
Front Garden

The front garden is surrounded by a brick wall and gate with a path leading to the front door and the remainder is laid to shingle.

Rear Garden

There is side access via a gate with steps up to the back door, there is a patio area and steps down to a further patio area surrounded by a brick plant beds with shingle, small area of astro turf, outside tap and a rear gate leading to a shared access drive and an 8" x 10" summer house to remain.





Total floor area 91.1 m² (980 sq.ft.) approx

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.propertybox.io

Connells



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EPC Rating: C Council Tax
 Band: C

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Tenure: Freehold



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