



**Connells**

Damselfly Road  
Ipswich





An exciting opportunity to purchase this well presented three bedroom townhouse property on the popular Ravenswood development close by to many local amenities. The property comprises of a spacious living room perfect for entertaining, a extended and well equipped kitchen, dining area, study, three first floor bedrooms, en-suite to master bedroom, family bathroom, a large well presented rear garden, off road parking and garage.

Ravenswood is ideally situated for a range of local amenities, school catchments, and has easy access to the A 14 and is a short distance into Ipswich town centre served by fantastic transport links.

Ipswich is the County Town of Suffolk and 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 has a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

### Entrance

Accessed via glass entrance door into entrance hall with doors giving access to:

### Cloakroom

Double glazed window side with low-level w/c, pedestal wash hand basin and radiator.

### Lounge

Double glazed window to front, radiator and stairs rising to the first floor.

### Dining Area

Dining area leading through to kitchen

### Kitchen

Double glazed window to rear and doors to garden and comprises of wall and base level units, double electric oven, gas hob with extractor fan over, plumbing for dishwasher and radiator.

### Utility Area

Plumbing for washing machine and space fridge freezer.

### First Floor Landing

Doors giving access to:

### Bedroom One

Double glazed Window to front and radiator.

### En-Suite

Comprises shower cubicle, pedestal wash hand basin and low-level w/c.

### Bedroom Two

Double glazed window to rear and radiator.

### Bedroom Three

Double glazed window to rear and radiator.

### Bathroom

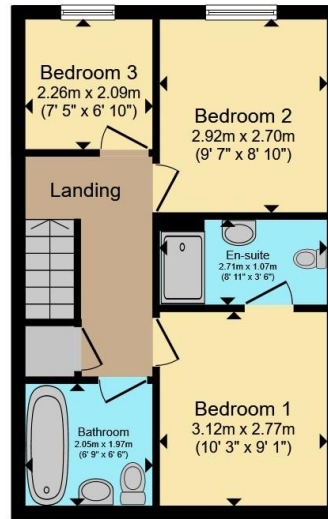
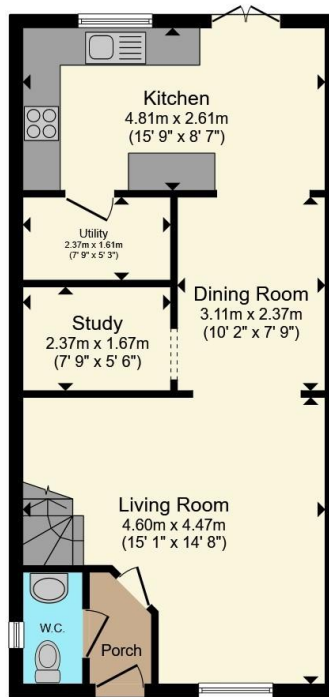
Double glazed window to front and comprises of a white suite, panel bath, pedestal wash hand basin, w/c and radiator

## Outside

The property has side access leading to off-road parking and a garage with up and over door and further side access leading to the rear garden which has a decking area, shed to rear and the remainder is laid to lawn with fencing to boundaries.







**Ground Floor**

**First Floor**

Total floor area 88.7 m<sup>2</sup> (955 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](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

**T 01473 233 966**  
**E [ipswich@connells.co.uk](mailto:ipswich@connells.co.uk)**

6 Princes Street  
IPSWICH IP1 1QT

EPC Rating: C Council Tax  
Band: C

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Tenure: Freehold



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