Connells

Congreve Road
Ipswich

Congreve Road
Ipswich IP1 6AH

for sale offers in excess of
£325,000

Property Description

Situated on the popular Congreve Road in Ipswich, this extended three-bedroom semi-detached home offers well-presented and versatile living accommodation, ideal for families and first-time buyers alike.The property benefits from a ground floor extension, creating a spacious kitchen/dining area alongside a comfortable lounge and conservatory, while upstairs offers three well-proportioned bedrooms and a family bathroom. Externally, there is off-road parking and an enclosed south facing rear garden, perfect for outdoor entertaining and family use.

The location is particularly convenient, with a range of well-regarded local schools including Castle Hill Infant School, Dale Hall Primary School, Gusford Primary School, and high schools all within easy reach. The property is ideally positioned adjacent to Castle Hill Recreation Ground, providing immediate access to green space, walking routes, and a family-friendly play area. Excellent transport links are also easily accessible, including the A12 and A14, along with Ipswich town centre offering a wide range of shopping, dining, and mainline rail connections to London Liverpool Street.
A great opportunity to acquire a home in a well-established and convenient residential area.

Entrance Hall

Double glazed entrance door with matching side window, LVT flooring, radiator and useful under-stairs storage cupboard and doors providing access to:

Cloakroom

Fitted with a low-level w/c and wash hand basin with mixer tap and storage beneath, tiled flooring, electric heater and double glazed window to the side.

Lounge

A comfortable reception room featuring a gas fireplace with brick surround and wooden mantle as a focal point. Radiator, double glazed window to the front and solid oak sliding door providing access through to the hall.

Kitchen/Dining Room

A beautifully presented open-plan space fitted with matching blue shaker-style wall and base units, complemented by quartz work surfaces and inset sink with hot tap. Integrated appliances include a Neff 'hide and slide' oven, five-ring gas hob, and dishwasher, with space for an American-style fridge/freezer. Additional features include a breakfast bar, walk-in pantry with lighting, under-stairs storage cupboard, recessed spotlights, column radiator and double glazed window to rear and door to the side.

Utility Room

Fitted with workbench space and plumbing for washing machine, tumble dryer, and space for a freezer. Wall-mounted boiler (serviced annually as advised), tiled flooring and double glazed window to the rear.

Conservatory

Accessed via the kitchen/diner, this light-filled space benefits from double glazed construction, a ceiling fan with light and sliding doors opening to the rear garden.

First Floor Landing

Carpeted with pendant lighting, loft access via loft ladder, storage

cupboard over stairs and double glazed window to the side.

Bedroom One

A spacious principal bedroom featuring fitted sliding wardrobes, shelving, recessed spotlights, radiator and double glazed window to the front.

Bedroom Two

Carpeted flooring, radiator, double glazed window to the rear, pendant lighting and airing cupboard.

Bedroom Three

Carpeted flooring, radiator, pendant light and double glazed window to the rear.

Bathroom

Beautifully fitted with a double shower enclosure with externally positioned controls, aqua boarding, low-level w/c, vanity wash hand basin with mixer tap, heated towel rail, tiled walls and flooring, recessed spotlights and double glazed window to the side.

Outside

Front Garden

Accessed via a dropped kerb, the property offers a driveway providing off-road parking for two vehicles. Double gates lead through to the carport, with further access into the utility room.

Rear Garden

A well-maintained, south-facing rear garden featuring a raised composite decking area, ideal for alfresco dining and entertaining. Between the rear door and utility area is a covered section with vaulted ceiling and Velux skylight, plus an external tap. The remainder of the garden is mainly laid to lawn with mature hedging and borders, alongside a further decking area and vegetable patch.

Ground Floor **First Floor**

Total floor area 112.0 m² (1,205 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

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6 Princes Street
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EPC Rating: D

Council Tax
Band: C

Tenure: Freehold

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