

Connells
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FOR SALE

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Connells



Property Description

Located on the ever popular Chantry development we are offering for sale this improved family home comprising of a kitchen/diner, living room, three generous bedrooms, shower room, double glazed windows, off-road parking and enclosed 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 upvc double glazed entrance patio door, tiled flooring, upvc double glazed door giving access to:

Entrance Hall

Stairs rising to the first floor with storage cupboard under, radiator, tiled flooring, smooth coved ceiling with inset spot lighting and doors giving access to:

Living Room

13' 4" x 11' 9" Max (4.06m x 3.58m Max)
Upvc double glazed window to front, wood effect flooring, feature fireplace with gas flame effect fire inset, smooth coved ceiling with inset spot lighting and radiator.

Kitchen/Diner

19' 7" x 8' 5" (5.97m x 2.57m)
Two upvc double glazed windows to rear, upvc double glazed door giving access to the rear

garden, tiled flooring, space for American style Fridge freezer, space for chest freezer, wall mounted boiler, built-in washing machine, built-in dishwasher, single drainer stainless steel sink with mixer tap inset in a worktop with soft close cupboards and drawers under and matching above, five burner gas hob with extractor hood over, built-in oven, built-in microwave, inset spot lighting and radiator.

First Floor Landing

Wood effect flooring and doors giving access to:

Bedroom One

14' x 8' 6" (4.27m x 2.59m)
Upvc double glazed window to rear, radiator and wood effect flooring.

Bedroom Two

11' 8" into Wardrobes x 12' 3" (3.56m into Wardrobes x 3.73m)
Upvc double glazed window to front, radiator, wood effect flooring, range of fitted wardrobes, coved ceiling and door giving loft access:

Bedroom Three

9' 3" max x 8' 6" max (2.82m max x 2.59m max)
Upvc double glazed window to front, radiator, storage cupboard, coved ceiling and wood effect flooring.

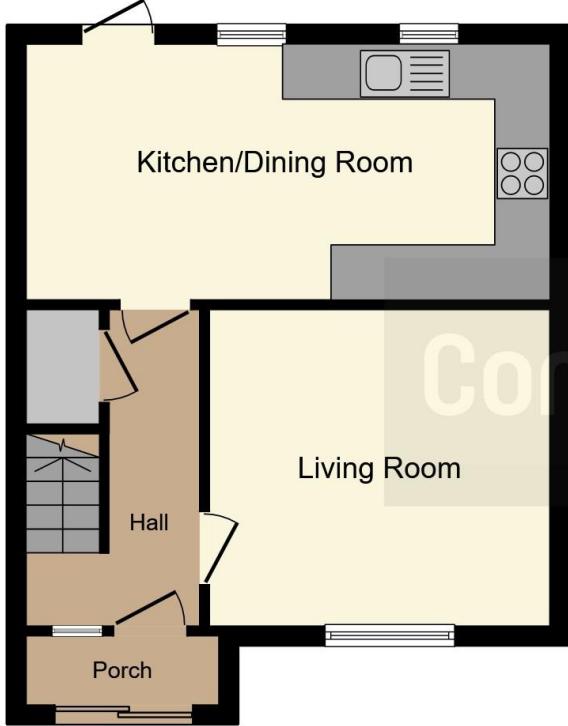
Shower Room

Two upvc double glazed windows to rear, vanity wash hand basin with mixer tap and enclosed w/c, double shower recess with rainfall shower head, inset spot lighting, extractor fan, tiled walls and heated towel rail.

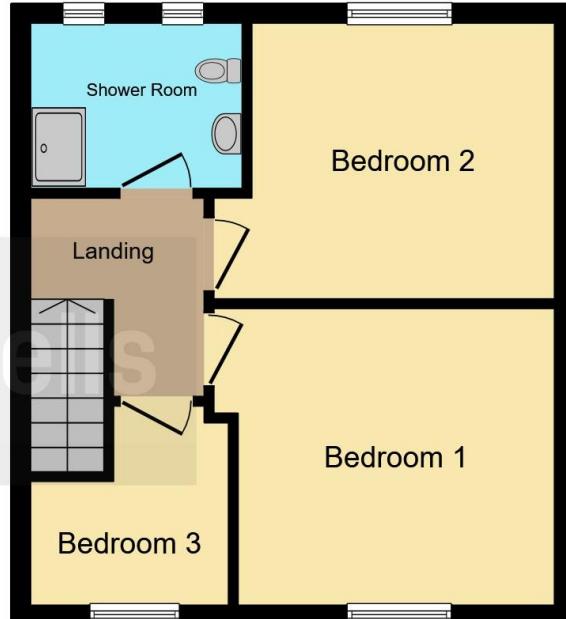
Outside

To the front of the property there is a block paved drive, providing off-road parking and shared gated access to the rear garden which is laid to lawn and has a brick shed.





Ground Floor



First Floor

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



To view this property please contact Connells on

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Tenure: Freehold



view this property online connells.co.uk/Property/ICH312603

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

EPC Rating: D Council Tax
Band: B