



**Connells**

Braziers Wood Road  
IPSWICH



## Property Description

Situated on Braziers Wood Road to the south east of Ipswich, Connells are pleased to bring to market this well-presented three-bedroom end-of-terrace property occupying a desirable corner plot and offering generous accommodation and outdoor space. The property comprises of a practical entrance porch leading into a spacious living area, including a well-sized kitchen/diner. Upstairs, there are three well-proportioned bedrooms, along with a family bathroom. Externally, the corner plot position provides added privacy and outdoor space, while the benefit of off-road parking adds convenience for modern living.

Waitrose, John Lewis and many more shopping, eating and recreational facilities are located close by and as previously mentioned the property has rear access to Orwell Country Park bordered by the Orwell Estuary and the A 14, Orwell Country Park is 470-acre site of mixed lowland habitats, including ancient woodland, heathland and mudflats, it offers a variety of walks, wildlife and scenery to explore and enjoy.

Nearby 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 Porch

Accessed via upvc double glazed entrance door with further door into:

## Cloakroom

Double glazed window to side, vanity wash hand basin and low level w/c.

## Lounge

Double glazed window to front and side and radiator.

## Kitchen/Diner

Double glazed window to front and side, further double-glazed door to side and the kitchen comprises of a Selection of wall and base level units with a cooker point, space for washing machine, tumble dryer and fridge freezer, further storage cupboard and radiator.

## First Floor Landing

Loft access doors giving access to:

## Bedroom One

Double glazed window to front, built in wardrobes and radiator.

## Bedroom Two

Two double glazed windows at the front and radiator.

## Bedroom Three

Double glazed window to side and radiator.

## Bathroom

Double glazed window to side and comprises a panel bath with mixer taps with shower over and glass screen, close coupled low-level w/c, vanity wash hand basin and chrome towel rail.

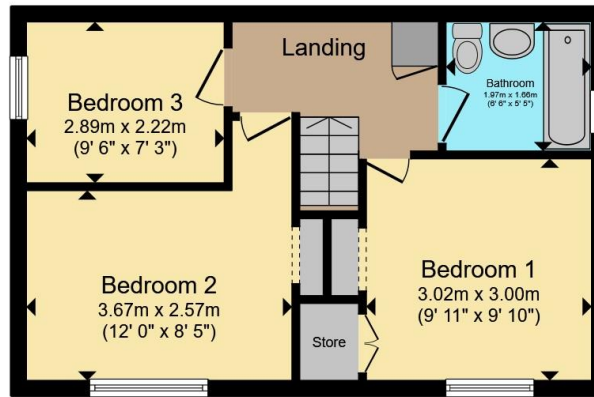
## Outside

The front of the property is a mixture of lawn and shrubs and the rear garden commences with a patio area, a decking area with steps up to an area of Artificial grass, there is also rear access which leads to the car parking spaces to the rear.





**Ground Floor**



**First Floor**

Total floor area 77.9 m<sup>2</sup> (838 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)



To view this property please contact Connells on

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EPC Rating: Council Tax  
 Awaited Band: B

**view this property online [connells.co.uk/Property/ICH313111](http://connells.co.uk/Property/ICH313111)**

Tenure: Freehold



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