



Connells

Clapgate Lane
IPSWICH



Property Description

Situated on Clapgate Lane to the popular south-east side of Ipswich, this three-bedroom mid-terrace home offers an excellent opportunity for first-time buyers, families and investors alike. The area is well served by a range of everyday amenities, including local shops, supermarkets, schools and regular bus routes, while Ipswich town centre and the vibrant Waterfront are both within easy reach.

The accommodation comprises an entrance hall, lounge, dining room, fitted kitchen and conservatory, with three bedrooms and a family bathroom occupying the first floor. Externally, the property benefits from off-road parking to the front and an enclosed rear garden with lawn, additional garden space and useful storage shed.

One of the key attractions of the location is its excellent connectivity. Ipswich Mainline Railway Station provides direct services to London Liverpool Street, making it a popular choice for commuters, while the A14 offers convenient links to Felixstowe, Bury St Edmunds and beyond. Residents can also enjoy easy access to a variety of leisure facilities and green spaces. The nearby Waterfront offers an array of popular restaurants, cafés and bars, while Orwell Country Park and the River Orwell provide beautiful walking routes and outdoor recreation opportunities. The property is also conveniently placed for local schools and the University of Suffolk.

Entrance Porch

Double glazed front door leading into:

Entrance Hall

Radiator, single-glazed window to the front aspect, under-stairs storage cupboard, and stairs rising to the first floor.

Lounge

A bright reception room featuring wood-effect

flooring, double-glazed window overlooking the rear garden, wall lights, serving hatch to the kitchen and radiator.

Dining Room

Double-glazed window to the front aspect, laminate flooring, radiator and access through to the kitchen.

Kitchen

Fitted with a range of matching wall and base units complemented by wood-effect roll-top work surfaces and cream tiled splash backs. Inset one-and-a-half bowl stainless steel sink with drainer and mixer tap, recessed spotlights, oven, hob with extractor hood over, serving hatch, radiator and space for a freestanding fridge freezer and dishwasher.

Conservatory/ Lean To

Useful additional reception space with laminate flooring, single-glazed windows and door providing access to the rear garden and space for a washing machine.

Landing

Storage cupboard, radiator, window to the front aspect and doors providing access to all first-floor rooms.

Bedroom One

Double-glazed window to the rear aspect, radiator and carpet flooring.

Bedroom Two

Double-glazed window to the front aspect, radiator, carpet flooring and blocked chimney breast.

Bedroom Three

Double-glazed window to the rear aspect, radiator and carpet flooring.

Bathroom

Fitted with a white suite comprising a low-level w/c, wash hand basin with storage beneath and mixer tap, panelled bath with rainfall-style shower over, heated towel rail, laminate flooring, extractor fan and double-glazed window to the rear aspect.

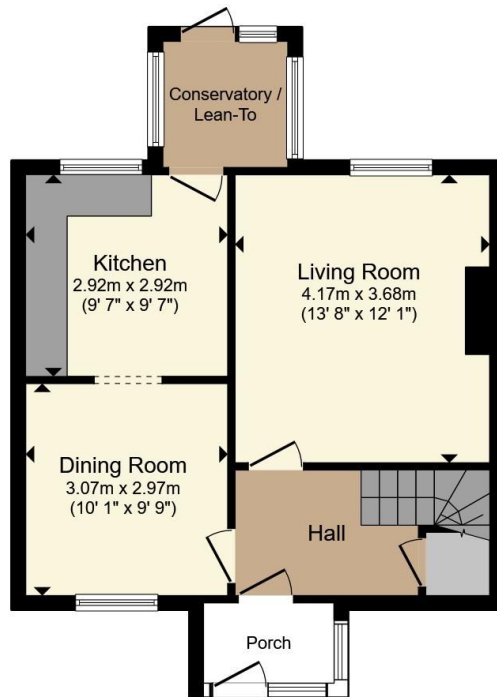
Outside

The property benefits from off-road parking for two to three vehicles.

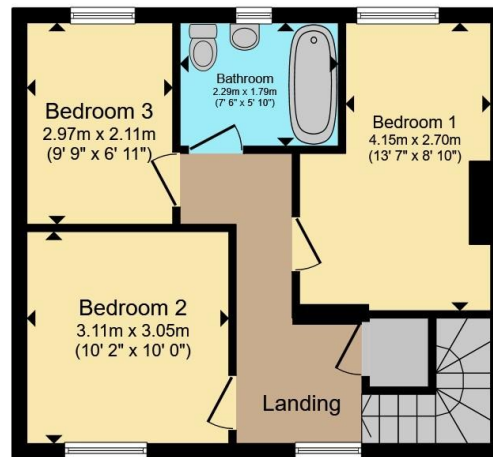
Rear Garden

Enclosed by fencing with side access, outside tap, garden shed, and a generous lawned area extending to an additional section of garden at the rear, providing excellent outdoor space for families and keen gardeners alike.





Ground Floor



First Floor

Total floor area 85.0 m² (915 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: C Council Tax
 Band: B

Tenure: Freehold

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