



**Connells**

Cromarty Road  
Ipswich



## Property Description

Located to the North East of Ipswich Connells are pleased to offer this well established spacious three bedroom family residence. The accommodation comprises of two reception rooms for versatile living, utility room, kitchen, ground floor cloakroom, first floor shower room, three good sized bedrooms, front and rear gardens and the property is also offered with the added bonus of no onward chain.

The property is located for access to both primary and secondary schools as well as access to the hospital, local shopping and Ipswich town itself.

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 door, upvc double glazed window to front and upvc double glazed door giving access to:

## Entrance Hall

Stairs rising to the first floor, radiator, storage cupboard, smooth ceiling and doors giving access to:

## Sitting Room

14' 9" max into bay x 13' 8" max ( 4.50m max into bay x 4.17m max )

Upvc double glazed bay window to front, radiator, textured ceiling, feature fireplace with gas flame effect fire and access to:

## Dining Room

8' 5" x 8' 2" ( 2.57m x 2.49m )

Upvc double window to rear, radiator, textured ceiling and door giving access to:

## Kitchen

11' x 8' 5" ( 3.35m x 2.57m )

Double glazed window to rear, tiled flooring, space for cooker, space and plumbing for washing machine, pantry cupboard, storage cupboard, tiled splash backs, single drainer stainless steel sink with mixer tap inset into roll edge work surfaces with cupboards and drawers under and matching above, radiator, smooth ceiling and double glazed door giving access to:

## Utility

10' 2" x 6' 7" ( 3.10m x 2.01m )

Upvc double glazed window to side, upvc double glazed door giving access to the rear garden, space for fridge freezer, space and plumbing for washing machine, tiled flooring and doors giving access to:

## Ground Floor Cloakroom

Low level w/c, tiled flooring, walk in storage cupboard and window to rear.

## First Floor Landing

Upvc double glazed window to rear, smooth ceiling giving loft access, cupboard housing wall mounted Baxi boiler and doors giving access to:

## Bedroom One

12' 2" x 11' 7" max ( 3.71m x 3.53m max )

Upvc double glazed window to front, radiator, smooth ceiling and built-in double wardrobe.

## Bedroom Two

10' 5" x 9' 9" plus door recess ( 3.17m

x 2.97m plus door recess )  
Upvc double window to front, radiator, smooth ceiling and built in double wardrobe.

### Bedroom Three

8' 7" x 8' 2" ( 2.62m x 2.49m )  
Upvc double glazed window to rear, radiator, smooth ceiling and storage cupboard.

### Shower Room

Two upvc double glazed windows to rear, double shower cubicle with independent shower over and rainfall showerhead, enclosed w/c, vanity wash hand basin with mixer tap, radiator, tiled flooring, part tiled walls and smooth ceiling with extractor fan.

### Outside

The front of the property is accessed via a pathway, there is also gated side access to the garden with the remainder of the front being laid to lawn with mature trees and shrubs.

The rear garden commences with a patio area, a further decked patio area with lawn and a large pergola covered pond with pump house to remain.





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](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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