



Connells

Kirby Street
Ipswich



Property Description

Situated on the popular Kirby Street, Connells are pleased to bring to market this well maintained semi-detached home conveniently located for local amenities, transport links and everyday facilities. The property offers spacious & versatile accommodation, ideal for families, first time buyers and an early viewing is highly recommended to appreciate all this property has to offer. This charming home combines character features with modern practicality and comprises of a spacious lounge/dining area, a modern kitchen, ground floor wet room and upvc double glazed conservatory. The first floor has three well proportioned bedrooms with bedroom three having a convenient en-suite. Externally the property has off road parking via a dropped kerb to the front and a elegant private rear garden providing a peaceful outside retreat.

The location benefits from close proximity to Ipswich Hospital, making it particularly attractive for healthcare professionals, while a variety of everyday amenities-including local shops, schools, and public services-are all within easy reach. Ipswich town centre lies a short distance away, offering a wider selection of retail, leisure, and dining options.

For commuters, the area is well positioned with straightforward access to the A12 and A14, providing links to surrounding towns and further afield. Regular public transport services also operate nearby, enhancing connectivity.

Entrance Hall

Durable carpet, radiator, wood effect laminate flooring, double glazed door to the front, pendant light and carpeted stairs leading to the first floor.

Lounge Area

Gas fireplace with stone surround and wooden mantel, double glazed window to the front, radiator, and carpeted flooring.

Dining Area

Tile effect laminate flooring, under stairs storage cupboard, radiator, pendant light and double glazed door to the rear giving access to the garden.

Kitchen

Matching white wall and base units, patterned splashback, roll top work surfaces with inset stainless steel sink, drainer, mixer pot wash tap. Integrated fridge/freezer, space for cooker and washing machine, extractor fan, double glazed window to the side, laminate flooring, wall mounted boiler (advised to be approximately 6 years old with a 10 year warranty), and recessed spotlights.

Wet Room

Wood effect tiled flooring, heated towel rail, fully tiled walls, extractor fan, double glazed window to the side, rainfall shower head, low level w/c, wash hand basin with mixer tap, built into storage column and radiator.

Conservatory

Accessed via the garden, upvc double glazed with half height wall and wall lighting.

First Floor Landing

Carpeted, pendant light and loft hatch.

Bedroom One

Double glazed window to the front, radiator, pendant light, carpeted flooring and built in wardrobes with one mirrored sliding door.

Bedroom Two

Double glazed window to the rear, spotlights, carpeted flooring and radiator.

Bedroom Three

Double glazed window to the rear, radiator, carpeted flooring, pendant light and access to en suite which comprises of a wood effect click flooring, wash basin with mixer tap and low level w/c.

Outside

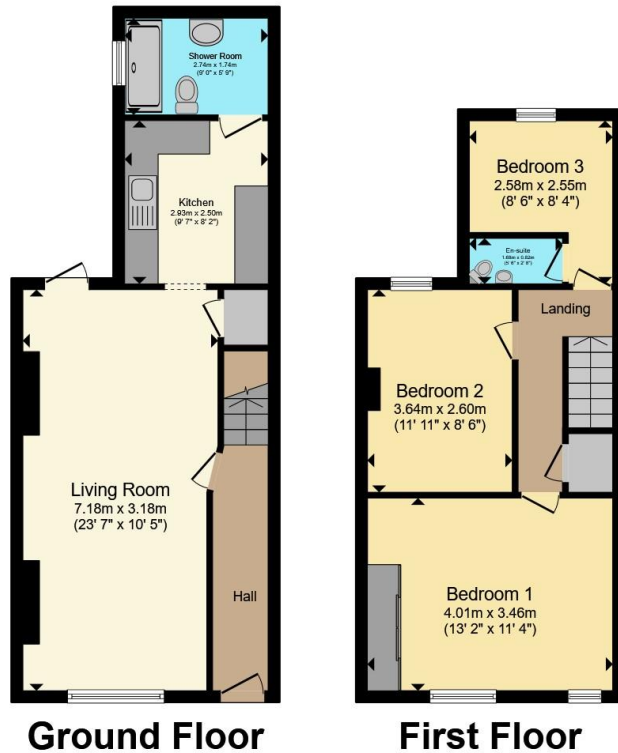
Front Garden

Dropped kerb with off road parking for a small car.

Rear Garden

A peaceful and private retreat featuring a variety of shrubs and mature foliage including silver birch, walnut tree, and hawthorn plants. Planted beds, pathway and sloped access to the lower section of the garden providing excellent accessibility. The remainder is laid to lawn with mature planted borders, outside tap and shed (to remain).





Total floor area 83.7 m² (901 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

Connells



To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: Council Tax
 Awaited Band: B

view this property online connells.co.uk/Property/ICH313128

Tenure: Freehold



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH313128 - 0005