



**Connells**

Old Norwich Road  
Ipswich



## Property Description

A semi-detached bungalow with a self-contained one bedroom annex situated to the North West side of Ipswich within easy access of the A 12/A 14. The main bungalow is in need of some modernisation, has two double bedrooms, a spacious lounge, kitchen/diner, family bathroom and a garden room to rear. Outside there is a large garden with driveway providing ample off road parking, a small storage garage and as previously mentioned a self contained wheel chair assessable one bedroom annex. The property is also being sold with no onward chain.

The property benefits from being is easy access to local secondary and primary schools, doctors, dentists, many local shopping facilities and the Anglian Retail Park is within 1.5 miles which provides an abundance of various shopping and eating facilities and there is also many public transport links to Ipswich Town Centre, 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 double glazed entrance door, double glazed window to front with door giving access to:

## Lounge

17' 4" x 13' 5" max ( 5.28m x 4.09m max )  
Double glazed windows to front and side and two radiators.

## Kitchen

20' 2" x 10' ( 6.15m x 3.05m )  
Double glazed window to rear, the kitchen comprises of a selection of wall and base level

units, has a cooker point, space for fridge freezer, stainless steel 1 1/2 bowl sink inset into work surfaces, radiator, boiler unit and access to:

## Garden Room

28' x 7' 8" ( 8.53m x 2.34m )  
Two double glazed windows to rear and double glazed door to side, radiator and further double glazed door to garden.

## Inner Hallway

Loft access and doors giving access to:

## Bedroom One

14' 8" x 13' 1" ( 4.47m x 3.99m )  
Double glazed window to front and radiator.

## Bedroom Two

13' 5" x 10' 5" ( 4.09m x 3.17m )  
French doors to garden room and radiator.

## Bathroom

Double glazed window to side and comprises of a shower cubicle, low level w/c, panel bath, pedestal wash hand basin and radiator.

## Self-Contained Annex

### Kitchenette/ Lounge

14' x 13' 7" ( 4.27m x 4.14m )  
Double glazed window to rear and double glazed french doors to rear and side.  
The kitchenette has a selection of wall and base level units with a 1 1/2 bowl

stainless steel sink inset into work surfaces, space for fridge and separate wall mounted boiler from main house.

## Bedroom

14' x 13' 9" ( 4.27m x 4.19m )  
Double glazed french door to side and double glazed window to front and radiator.

## En-Suite

Double glazed window to rear and comprises of a shower cubicle, pedestal wash hand basin, low level w/c and radiator.

## Hallway

Double glazed french doors, radiator, storage cupboard and access to:

## Cloakroom

Pedestal wash hand basin, low level w/c and radiator.

## Outside

The front garden is laid to lawn with a driveway providing off road parking and side access leading to garage. The rear garden is a generous size with a beautifully laid lawned area and mature shrubs and trees.

## Garage

Up and over door,

## Agent Note

The self contained one bedroom annex has been purposely built to accommodate wheelchair assessable.





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**

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Tenure: Freehold



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