



Connells

The Street
Freston Ipswich



Property Description

A beautifully refurbished and extended semi-detached home in this sought after village location. The property has been decorated to a high standard throughout and comprises of a large entrance hall, open plan living with an abundance of natural light running through the inviting modern kitchen with island unit, a spacious living area with orangery style roof lights and dining area. There is also a convenient shower room and utility room on the ground floor. The first floor has four good sized bedrooms, bedroom one with en-suite, built in wardrobes and further bathroom. Externally the property has a rear garden with patio area for alfresco dining, an impressive newly built construction currently being as home gym, a garage and off road parking to the front for many vehicles.

Freston is a small village and is situated on the banks of the River Orwell and is known for its picturesque views. At the heart of the village is The Freston Boot, a traditional pub serving food and local ales, offering a welcoming community hub for residents. For leisure and outdoors, the village is perfectly placed for riverside walks along the River Orwell and scenic routes through the Freston Woods. Nearby schools include Holbrook Academy and Holbrook Primary School, as well as Ipswich High School just beyond the village, all within easy reach. The village also enjoys convenient connections into the town of Ipswich which offers a wider range of shops, supermarkets, restaurants and transport links.

Entrance Porch

Accessed via composite door with seating area and a further door giving access to:

Entrance Hall

Accessed via entrance door with stairs rising to the first floor with Flagstone flooring.

Cloakroom/Shower Room

Shower, vanity wash hand basin, low-level w/c, tiled flooring and double glazed window to rear.

Dining Room

Spotlighting, wooden flooring, radiator, room for six seater dining table

Lounge

Double glazed window to side and two double glazed French doors to garden, tiled flooring, a large brick half, large orangery style roof windows providing an abundance of natural light, radiator and spotlights to ceiling.

Kitchen

Double glazed window to front with a newly built open plan kitchen with wall and base level units, a good sized island unit perfect for entertaining, integrated appliances including dishwasher, large range style cooker with glass splash back, tiled flooring, space for fridge freezer and spotlights to ceiling.

Utility

Double glazed window to side and comprises of wall and base level units with sink and drainage unit, plumbing for washing machine and space for tumble dryer and oak door to garden.

First Floor Landing

Double glazed window to front, carpet and loft access.

Bedroom One

Double glazed French doors to Juliet balcony, oak wood flooring, built in wardrobes with access to en-suite, radiator and loft access:

En-Suite

Double glazed window to front and the current vendor is completing a new en-suite.

Bedroom Two

Two double glazed window to rear, carpet and two built in wardrobes and radiator.

Bedroom Three

Two double glazed windows to rear, carpet and radiator.

Bedroom Four

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

Bathroom

Panel bath, tiled flooring, fully tiled walls, vanity wash hand basin, low-level w/c and spotlights to ceiling.

Outside

There is slate and stone driveway to the front of the property providing off-road parking(but the current vendor has advised us the front drive is going to be renovated to a shingle driveway) and there is further off-road parking to the side.

The rear garden has a large patio area with the remainder laid to lawn.

Garage/Home Gym

There is a garage with double doors, and a newly built construction, built in 2025 to

building regulations, currently used as a home gym but could easily be changed to an annex or holiday let

Agents Notes

The property has recently installed CCTV with cameras to the front, side and rear and the entrance door has playback and record facilities.

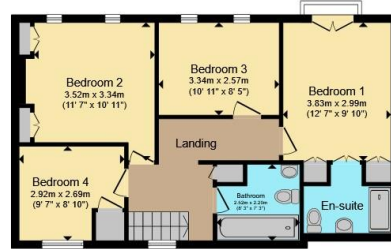
The home has Oil fired central heating.

Vendor has advised us the double glazing was recently installed by SCH in 2020.

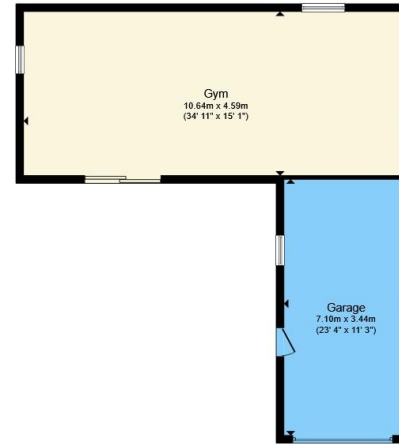




Ground Floor



First Floor



Outbuilding

Total floor area 228.0 m² (2,455 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



To view this property please contact Connells on

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EPC Rating: F Council Tax
 Band: C

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Tenure: Freehold



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