



Connells

Lagonda Drive  
Ipswich



## Property Description

Situated in the popular residential area of Lagonda Drive, Connells are pleased to bring to market this attractive two-bedroom semi-detached property offering a fantastic opportunity for first-time buyers, investors, or those seeking to downsize.

Positioned in a quiet cul-de-sac, the home enjoys a peaceful setting while remaining conveniently close to a range of local amenities, including shops, schools, and excellent transport links. The property is well-presented throughout and offers practical and comfortable living accommodation. The ground floor provides a welcoming living space with plenty of natural light, alongside a well-arranged kitchen and dining area ideal for everyday living. Upstairs, there are two well-proportioned bedrooms and a modern shower room. Externally, the property benefits from off-road parking and a well-maintained rear garden.

Ipswich is easily accessible and provides an extensive selection of retail, dining and leisure facilities, along with the popular waterfront area offering restaurants, bars, and scenic walks. The area also benefits from strong transport links, including easy access to the A14 and A12, making commuting to Colchester, Bury St Edmunds, and London straightforward. Ipswich railway station also offers regular direct services to London Liverpool Street, making the location particularly appealing for commuters. There are also several parks, green spaces and recreational facilities nearby.

## Entrance Hall

Accessed via double glazed door with double glazed window front and stairs rising to the first floor.

## Lounge

Double glazed window and French doors to rear, radiator and storage cupboard.

## Kitchen

A selection of wall and base level units, a stainless steel 1 1/2 bowl sink inset into work services, plumbing for washing machine, electric oven, gas hob with extractor over, wall mounted boiler and a double-glazed window to front.

## First Floor Landing

Loft access and airing cupboard and double-glazed window to side.

## Bedroom One

Two double glazed window to front, radiator and built in wardrobes.

## Bedroom Two

Double glazed window to rear and radiator.

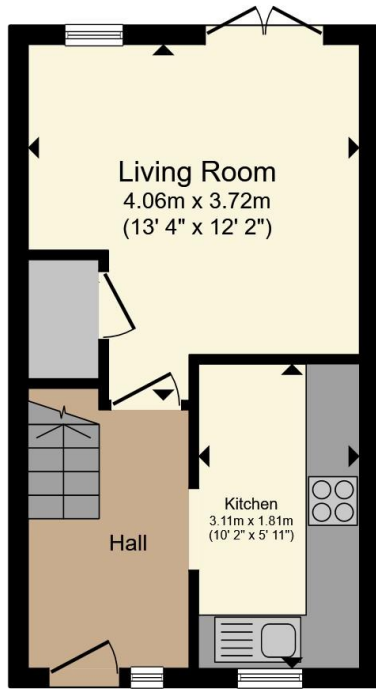
## Bathroom

Double glazed window to rear, shower cubicle, pedestal wash hand basin and low-level w/c.

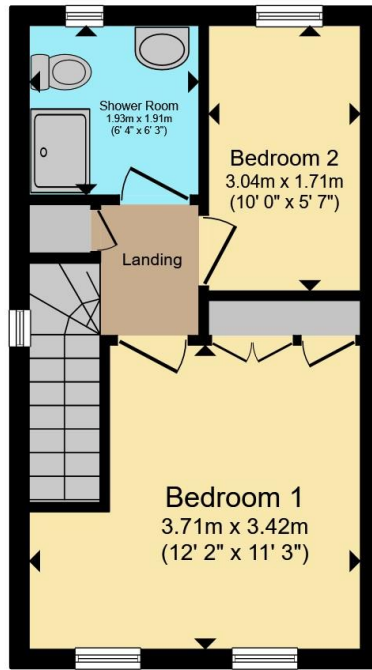
## Outside

There is a small lawned area to front with two separate parking spaces to the side. There is side access leading to the rear garden which has a large patio area with fencing to boundaries, shrubs to border and the remainder is laid to lawn there is also a UPVC roof providing a shelter area.





**Ground Floor**



**First Floor**

Total floor area 52.1 m<sup>2</sup> (561 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](http://www.propertybox.io)



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EPC Rating: Council Tax  
 Awaited Band: B

**view this property online [connells.co.uk/Property/ICH312506](http://connells.co.uk/Property/ICH312506)**

Tenure: Freehold



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