



Connells

Alan Road
IPSWICH



Property Description

To the sought after East side of Ipswich lies this well proportioned three bedroom home that is being offered with no onward chain. The property sits within a highly desired school catchments area and offers versatile accommodation with original features retained throughout such as feature fireplaces. The home comprises of a spacious living/dining area with access to a generous rear garden, a well equipped kitchen, utility/ laundry room, a four piece downstairs bathroom suite, three first floor bedrooms with built in wardrobes. Externally the property has the previously mentioned large well presented rear garden perfect for alfresco dining and off road parking for multiple vehicles to the front and further parking to side.

The property is conveniently located within easy reach of a range of local amenities, including nearby shops, supermarkets, and leisure facilities. Excellent transport links are close by, offering straightforward access to Ipswich town centre, the A 12 and A 14, and Ipswich railway station with mainline connections to London Liverpool Street. The area is also well served by a selection of well regarded primary and secondary schools, making it an ideal choice for families.

Entrance Hall

Accessed via double glazed front door, radiator, wood effect flooring, stairs leading to the first floor and doors providing access to:

Lounge/Diner

Feature cast iron fireplace with wooden mantel, wood effect flooring, pendant light, double glazed window to the front and double glazed French doors providing access to the garden.

Kitchen

Fitted with matching wall and base units, tiled splash backs, stainless steel sink with half bowl, drainer and mixer tap, double glazed window and door to the side, space for dishwasher and fridge freezer, electric hob, double oven, laminate flooring and radiator.

Utility/Laundry Room

Space for washing machine, wall mounted boiler, heated towel rail, tiled flooring and double glazed window to the side.

Bathroom

Comprising of a bath with hot and cold taps, separate shower cubicle, half tiled walls, tiled flooring, extractor fan and double glazed window to the rear.

First Floor Landing

Radiator, carpet flooring, loft hatch and airing cupboard.

Bedroom One

Carpet flooring, double glazed window to front, radiator, built in wardrobes and pendant light.

Bedroom Two

Double glazed window to the rear, carpet flooring, radiator and built in wardrobes with sliding doors.

Bedroom Three

Carpet flooring, radiator, double glazed window to the rear, built in wardrobes and pendant light.

Outside

Front Garden

Off road parking for multiple vehicles, low maintenance front garden and path to the front door.

Rear Garden

Generously sized garden featuring a patio, pathway leading to a shingle area at the rear, sheds, outside tap and side access via double gates from the driveway providing additional off road parking.





Total floor area 91.0 m² (980 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



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

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: D Council Tax
 Band: B

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Tenure: Freehold



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