



Connells

Cavendish Street
Ipswich



Property Description

Situated on Cavendish Street, in a popular and convenient area to the east of Ipswich town centre, this three-bedroom semi-detached home is ideally positioned for those seeking excellent access to local amenities, schools and transport links. Ipswich Mainline Railway Station offers direct services to London Liverpool Street, making the property an excellent choice for commuters, while the town centre, Waterfront and a variety of shops, cafes and restaurants are all within easy reach.

The accommodation comprises an entrance hall, lounge, dining room, kitchen and utility room, with three bedrooms and a family bathroom to the first floor. The property benefits from off-road parking for two to three vehicles and a standout feature of the home is the beautifully landscaped rear garden. Thoughtfully designed to create a number of different zones, this tranquil outdoor space is filled with colourful flowers, mature trees, established shrubs and attractive planted borders.

The property is also well placed for enjoying some of Ipswich's most popular green spaces, including Alexandra Park and Holywells Park, both offering attractive walks, recreational facilities and open areas to enjoy throughout the year. Combining a highly convenient location with a truly exceptional garden, this charming home offers the best of both worlds and must be viewed to be fully appreciated.

Entrance Hall

Tiled flooring, radiator, double-glazed front door, stairs rising to the first floor and doors providing access to:

Lounge

A comfortable reception room featuring a decorative electric fireplace with tiled surround, built-in cupboards and shelving, carpet flooring, radiator and a double-glazed window to the front aspect.

Dining Area

Carpeted dining space with radiator, double-glazed window overlooking the rear garden, pendant light fitting, useful under-stairs storage cupboard/pantry and door leading to the kitchen.

Kitchen

Fitted with a range of matching blue shaker-style wall and base units, stainless steel sink with hot and cold taps, tiled flooring, double-glazed window to the side aspect, space for a Smeg oven and radiator.

Utility Room

Practical utility space with flooring, plumbing and space for a washing machine and tumble dryer, strip lighting, and a double-glazed window and door providing access to the side of the property.

Landing

Airing cupboard housing the hot water tank, pendant light fitting and doors providing access to:

Bedroom One

Double bedroom with carpet flooring, radiator, pendant light fitting, double-glazed window to the front aspect, and loft access. The loft is fitted with a ladder, it is not boarded.

Bedroom Two

Carpet flooring, radiator, double-glazed window to the side aspect and pendant light fitting.

Bedroom Three

A well-proportioned bedroom with space for a double bed, carpet flooring, radiator and double-glazed window overlooking the rear garden.

Bathroom

Comprising a low-level w/c, wash hand basin with mixer tap, panelled bath with mixer tap and handheld shower attachment, overhead rainfall-style shower, heated towel rail, laminate flooring, and partly tiled walls.

Outside

Front Garden

Off-road parking for two to three vehicles and side access leading to the rear garden.

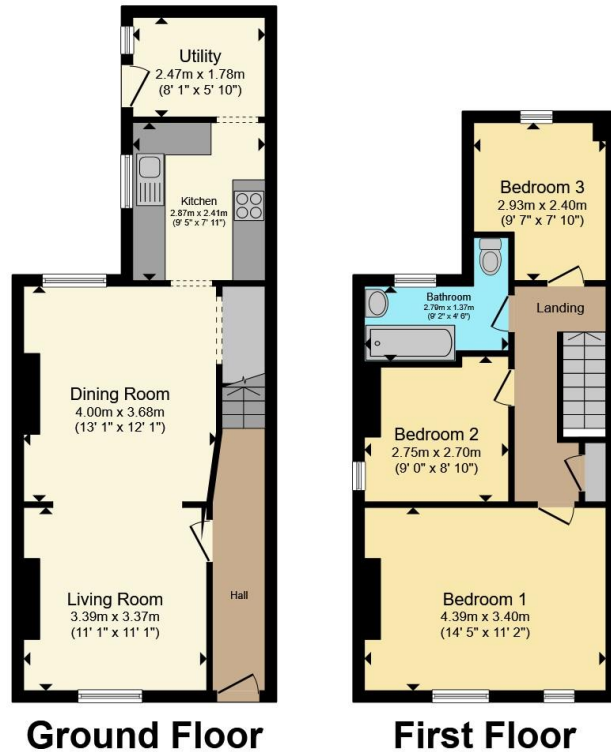
Rear Garden

A truly delightful feature of the property, the rear garden has been thoughtfully landscaped to create a peaceful and private retreat, offering a wonderful sense of escape despite its convenient central location. Arranged over several tiers, the garden provides a variety of distinct areas to enjoy, each with its own charm and purpose.

Beautifully stocked sleeper-raised borders are bursting with a colourful selection of established flowers, shrubs, and mature trees, creating year-round interest and an abundance of wildlife. Meandering circular stepping stones guide you through the garden, encouraging exploration of its many attractive zones.

There are dedicated areas for relaxing and entertaining, alongside productive vegetable patches for keen gardeners. The shed and greenhouse and hardstanding provide practical growing and storage space. The combination of mature planting, varied levels, and thoughtfully designed spaces creates a wonderful balance between ornamental beauty and everyday functionality.





Total floor area 86.7 m² (933 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: D Council Tax
Band: B

view this property online connells.co.uk/Property/ICH311983

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: ICH311983 - 0006