



**Connells**

Sheldrake Drive  
Ipswich



## Property Description

Connells are pleased to offer this well presented semi-detached home located on the popular Chantry development. The current vendors have improved the property to a high order throughout, and modernised the kitchen and bathroom and many other features. The accommodation comprises of a reception hall, lounge and dining areas. kitchen, three generously sized bedrooms, recently renovated bathroom, ample off-road parking and garage and well maintained low maintenance rear garden ideal for entertaining and alfresco dining.

The property situated close to many local amenities including a post office, pharmacy, The Belstead Arms public house, BP petrol station with Morrisons Local and many more services. The property is also located close by to public transport, the A 14 and A 12 roads and Ipswich train station is within two miles and offers mainline railway links to London Liverpool Street. There are also scenic walks close by, with Bobbits Lane Meadow, Ostrich Meadow, ellenbrook green and Bourne Park.

Ipswich is the county town of Suffolk and offers a range of shopping and banking facilities and the vibrant waterfront area offers a number of restaurants and bars as well as the University of Suffolk.

## Reception Hall

8' 4" x 10' ( 2.54m x 3.05m )

Accessed via upvc double glazed entrance door, tiled flooring, smooth ceiling with inset

spotlighting, radiator and door giving access to:

## Lounge Area

14' x 11' 3" ( 4.27m x 3.43m )

Upvc double glazed window to front, wood effect flooring, radiator, storage cupboard, smooth ceiling with inset spotlighting and doors giving access to:

## Dining Area

8' 3" x 8' 3" ( 2.51m x 2.51m )

Upvc double glazed double doors giving access to the rear garden, radiator, wood effect flooring, smooth ceiling with inset spotlighting and door giving access to:

## Kitchen

10' 10" x 7' 6" max ( 3.30m x 2.29m max )

Upvc double glazed window to rear, upvc double glazed door giving access to the rear garden, single drainer stainless steel sink with mixer tap inset into roll edge work surfaces with cupboards and drawers under the matching above, space for fridge freezer, space and plumbing for washing machine, built-in oven, built-in Neff hob with Neff extractor hood over, smooth ceiling with inset spotlighting and tiled flooring.

## Inner Lobby

Radiator and stairs rising to the first floor.

## First Floor Landing

Airing cupboard, storage cupboard housing wall mounted baxi boiler, loft access, smooth ceiling with inset spotighting and doors giving access to:

### **Bedroom One**

12' x 11' 6" ( 3.66m x 3.51m )

Upvc double glazed window to front, radiator and smooth ceiling with inset spotighting.

### **Bedroom Two**

11' 5" x 10' ( 3.48m x 3.05m )

Upvc double glazed window to front, radiator and smooth ceiling with inset spotighting.

### **Bedroom Three**

8' 3" x 8' 1" ( 2.51m x 2.46m )

Upvc double glazed window to front, radiator and smooth ceiling with inset spotighting.

### **Bathroom**

Two upvc double glazed window to rear, low-level w/c, vanity wash hand basin with mixer tap, shower bath with mixer tap and independent shower over with rainfall shower head and shower screen, tiled walls, tiled flooring, smooth ceiling with inset spotighting and extractor fan and chrome heated towel rail.

### **Outside**

To the front of the property there is a block paved drive providing ample off-road parking and access to the garage and gated side access to the rear garden.

The rear garden has a sandstone patio area and artificial lawn area, further patio area, decorative stone area, outside tap, outdoor

lighting, power points and a shed with power to remain.

### **Garage**

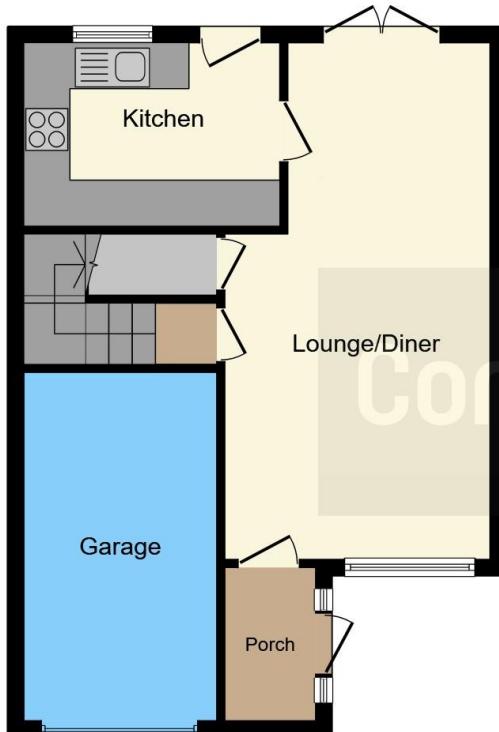
17' 4" x 8' ( 5.28m x 2.44m )

Accessed via up and over door, power points and workbench.

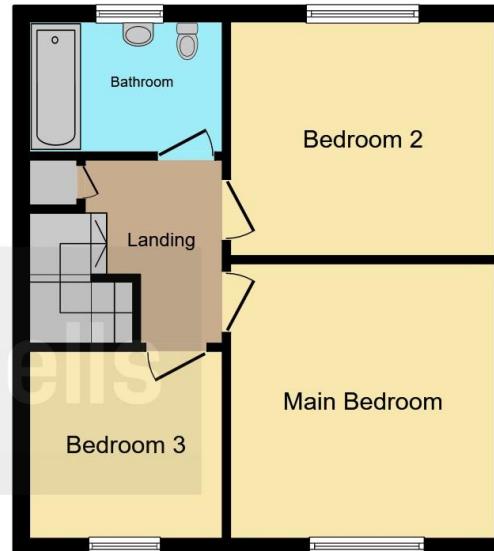








**Ground Floor**



**First Floor**

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    Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/ICH308931](http://connells.co.uk/Property/ICH308931)**



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