



**Connells**

All Saints Road  
Ipswich



### Property Description

This well presented and established semi-detached home situated to the West of the town centre. The property comprises of three double bedrooms, a large lounge/diner perfect for entertaining, a spacious modern kitchen, ground floor bathroom, a landscaped rear garden, shed and the home also has the added bonus of no onward chain.

The property is close by to many parkland areas, primary and secondary schools, a doctors surgery, local convenience store, chemist, butchers and the Suffolk punch public house. Morrisons superstore is also a close drive away.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

### Entrance Hall

Accessed via double glazed entrance door, stairs rising to the first floor, storage cupboard, carpet, radiator and doors giving access to:

### Lounge/Diner

25' 5" x 11' Into bay ( 7.75m x 3.35m Into bay )  
Double glazed bay window to the front, two radiators, carpet, TV point and a door giving access to:

### Kitchen

16' max x 13' 5" max ( 4.88m max x 4.09m max )  
Double glazed windows to the rear and side, double glazed door giving access to the rear

garden, wall and base level units inset high gloss grey units with wood effect work surfaces, tiled splashbacks, tiled flooring, 1 1/2 half bowl sink with drainer and mixer tap, built in dishwasher, cooker with extractor hood over, space for an American style fridge/freezer, washing machine, radiator, pantry cupboard and inset spotlighting.

### Ground Floor Bathroom

Double glazed window to rear, pannelled walls, radiator top bath, independent shower with door, waterfall shower head and shower attachment, low level w/c, vanity wash hand basin, porcelain tiled flooring and extractor fan.

### First Floor Accommodation

#### Landing

Doors giving access to:

#### Bedroom One

13' 5" x 12' 2" ( 4.09m x 3.71m )  
Double glazed bay window to front, built in wardrobes, radiator and carpet.

#### Bedroom Two

12' x 8' 6" ( 3.66m x 2.59m )  
Double glazed window to rear, radiator and wood effect flooring.

#### Bedroom Three

10' x 9' ( 3.05m x 2.74m )  
Double glazed window to rear, radiator and carpet.

### Outside

#### Front Garden

A well presented shared drive with low

brick boarder, pathway to front entrance and side access to the rear garden.

### Rear Garden

A sunny well presented fully paved garden with partial decking, a outside tap, light and canopy area

### Shed

Window to side and power and light.





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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**T 01473 233 966**  
**E [ipswich@connells.co.uk](mailto: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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