



Connells

Braeburn Close
Ipswich



Property Description

Situated on the highly sought-after Vistas development in the popular IP4 area, this beautifully presented three-bedroom mid-terrace town house offers stylish and spacious accommodation across three floors and is available on a 50% shared ownership basis, making it ideal for first-time buyers. The property features a welcoming entrance hall, ground floor cloakroom, and a modern kitchen/diner with contemporary units and French doors opening onto the rear garden. The first floor offers a generous L-shaped lounge/diner filled with natural light along with the principal bedroom, while the second floor comprises two further well-proportioned bedrooms and a family bathroom. Additional benefits include useful storage, loft access, an integral garage with internal access, and an immaculate, low-maintenance rear garden with tiered decking, built-in seating, and mature planting-perfect for relaxing or entertaining.

Located within the popular Vistas development in the sought-after IP4 area to the east of Ipswich, the property enjoys convenient access to a range of local amenities including shops, schools, and green spaces. Ipswich town centre and the vibrant waterfront are both within easy reach, offering an array of restaurants, cafes and leisure facilities. For commuters, Ipswich mainline railway station is easily accessible and provides direct services into London Liverpool Street, making this an excellent choice for those needing reliable links into the capital.

Entrance Hall

Welcoming entrance hall featuring a radiator, pendant lighting and a useful storage cupboard housing the consumer unit, double glazed front door with internal doors leading to:

Cloakroom

Fitted with a low-level w/c and wash hand basin with mixer tap and tiled splashback, radiator, wood-effect flooring and extractor fan.

Kitchen/Diner

A modern and well-presented kitchen/diner comprising a range of matching grey gloss wall and base units with roll-top work surfaces. Inset stainless steel sink and drainer with mixer tap and tiled splashback. Fitted gas hob and oven, with space for washing machine, tumble dryer and fridge freezer. Wall-mounted boiler (vendors advised it was installed when the property was built and serviced annually by British Gas). Double glazed French doors open out to the rear garden.

First Floor Landing

Carpeted landing with radiator and pendant lighting and doors leading to:

Lounge/Diner

A spacious L-shaped living area featuring carpeted flooring, radiator and pendant lighting, double glazed windows to the rear aspect allowing for plenty of natural light.

Bedroom One

Double bedroom with double glazed window to the front, carpeted flooring, radiator and pendant lighting.

Second Floor Landing

Carpeted landing with radiator and pendant lighting, airing cupboard housing the hot water tank, loft hatch with insulated loft and doors leading to:

Bedroom Two

Carpeted bedroom with double glazed window to the rear, radiator and pendant lighting.

Bedroom Three

Carpeted bedroom with double glazed window to the rear, radiator and pendant lighting.

Bathroom

Fitted with a panelled bath with shower over and mixer tap, low-level w/c and wash hand basin with mixer tap, tiled splashback, extractor fan and wood-effect flooring.

Outside

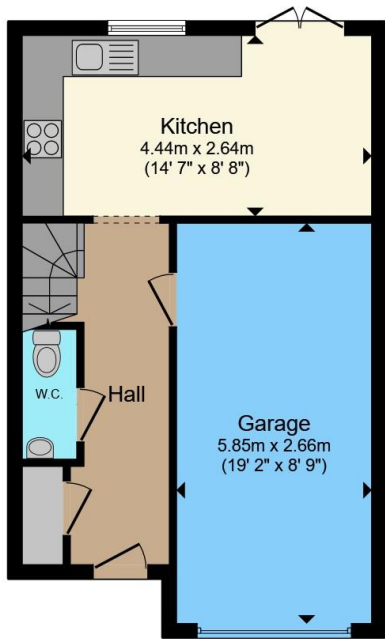
Integral Garage

Accessed via an up-and-over door, with shelving and storage, and a personal door leading into the entrance hall.

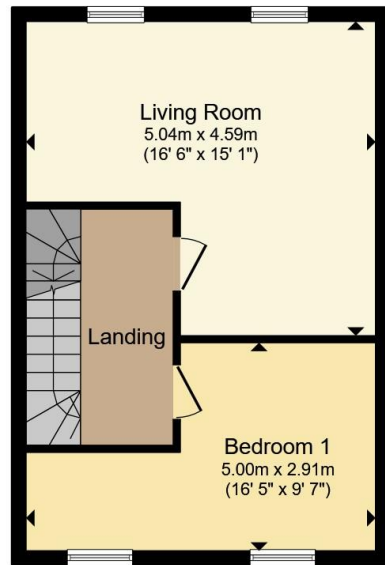
Rear Garden

An immaculate, low-maintenance outdoor space featuring tiered decking, a built-in seating area, sheds, and mature shrubs and hedging, finished with gravel borders and outside tap.

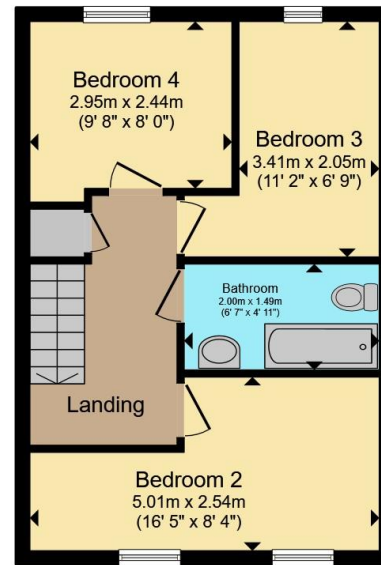




Ground Floor



First Floor



Second Floor

Total floor area 120.7 m² (1,299 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



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: C

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH313191

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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: ICH313191 - 0003