



Connells

Kemball Street
Ipswich



Property Description

A beautifully presented three-bedroom mid-terrace home located in the heart of East Ipswich, offering generous living accommodation and the added benefit of off-street parking.

The property welcomes you with a spacious entrance hall leading to a bright and airy lounge/diner. To the rear, an extended kitchen/breakfast room provides a versatile, light-filled space ideal for both everyday living and entertaining.

Upstairs, you'll find three well-proportioned bedrooms, including a generous master bedroom that spans the full width of the property.

Outside, the home enjoys a private rear garden with access via a shared gate, and a separate multipurpose studio/outbuilding.

The home is within easy reach of Ipswich hospital, has many local bus routes into Ipswich town centre, a range of restaurants and local shops in close walking proximity, is in the catchments area for primary and secondary schools and offers local walks in Greenland areas.

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

Radiator, single glazed stained glass door, carpet, stairs to first floor, door leading to

Lounge/Diner

Double glazed sash window to front, double glazed sash window to rear, radiator, carpet, log burner on slate tile base, door leading to

Kitchen/Breakfast Room

Understair cupboard housing solar controls, checked tile effect laminate flooring, matching wall and base units, rolltop work surface, tiled splashbacks, space for freestanding oven, dishwasher, washing machine, inset hand wash basin, 1/2 bowl & drainer with mixer tap, double glazed sash window to side, UPVC door to rear garden, dual aspect breakfast area to rear

First Floor Landing

Storage cupboard, carpet, loft access, doors leading to

Bedroom One

Double glazed sash windows to front, radiator, carpet, built in wardrobes, ceiling rose & pendant light

Bedroom Two

Double glazed sash window to rear, carpet, radiator, pendant light

Bedroom Three

Double glazed sash window to rear, storage cupboard, radiator, cupboard housing boiler, wooden floor

Bathroom

Checked laminate floor, wash basin with hot and cold tap, built in storage cupboard, low level wc, Double glazed sash window to side, double shower tray with black marble effect waterboard

Front Garden

Drop kerb providing potential for off road parking (subject to alterations), block paved drive (currently enclosed with fencing), pathway leading to front door

Rear Garden

Pathway, laid to lawn, mature shrubs and trees, water butt, outside tap, patio area, shed and rear access via gate, trellace arch leading to

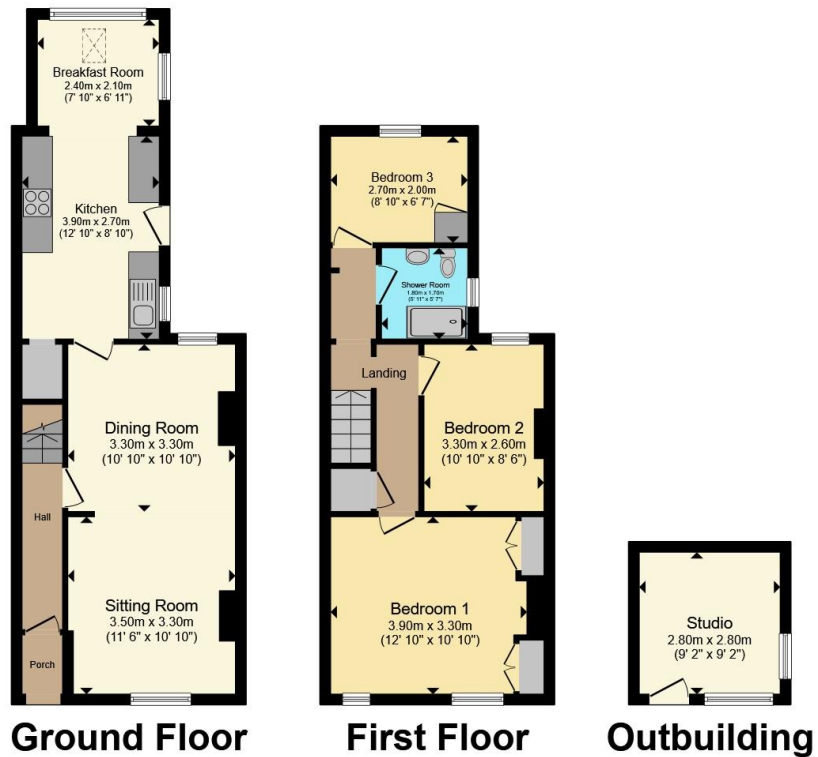
Studio/Outbuilding

Wooden construction, double glazed windows,

Agents Note

White goods to remain, solar panels on the property are owned,





Total floor area 93.4 m² (1,005 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



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6 Princes Street
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EPC Rating: D Council Tax
 Band: B

view this property online connells.co.uk/Property/ICH313290

Tenure: Freehold



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Property Ref: ICH313290 - 0002