



**Connells**

Orchard Street  
IPSWICH



### Property Description

GUIDE PRICE : £350,000 - £375,000 An exciting opportunity to purchase this luxury five bedroom townhouse on the popular East side of Ipswich close to many local amenities. The accommodation is decorated to a high order throughout and comprises of entrance hall, ground floor cloakroom, spacious dining room opening up to the modern living room, contemporary kitchen, the first floor has two bedrooms one of which has an en-suite shower room, the second floor has three further bedrooms one of which has an en-suite shower room, and a family bathroom. Externally the property has two off road parking spaces and a courtyard garden.

The popular Christchurch Park is a historical area of rolling lawns, wooded areas, and delicately created arboreta.

Nearby Ipswich has a cutting-edge theatre and arts scene, cool waterfront bars, 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 has a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

### Entrance Hall

Accessed via entrance door, marble effect tiled floor with under floor heating, stairs rising to the first floor with under stairs storage cupboard and doors giving access to:

### Cloakroom

Double glazed window to front, low-level w/c, hand wash basin, marble effect tiled floor with under floor heating.

### Dining/Living Area

18' 1" x 15' 4" ( 5.51m x 4.67m )

### Dining Room

Double-glazed sash window to the front, marble effect tiled floor and feature marble effect tiled wall, inset spotlighting, vertical radiator and access to:

### Living Room

Marble effect tiled flooring with under floor heating, vertical radiator, inset spot lighting, bespoke media wall with built-in cupboards, shelving and lighting and door giving access to:

### Kitchen

13' x 9' 3" ( 3.96m x 2.82m )

A contemporary high gloss wall and base level units with cupboards and drawers under and matching above, marble work surfaces with marble effect splash backs, inset black sink with mixer tap, marble effect tiled floor, integrated dishwasher, washing machine, microwave, oven and gas hob with extractor hood over, with space for an American style fridge freezer, inset spotlighting and double-glazed French doors opening out to the rear aspect.

### First Floor Landing

Tiled flooring with under floor heating, radiator, stairs to the second floor, and doors giving access to:

## Bedroom One

15' 5" x 13' 3" into recess ( 4.70m x 4.04m into recess )

Two double-glazed windows to the rear, tiled flooring with under floor heating, inset spotlighting, built in wardrobe with sliding door and media wall with built-in cupboards and lighting.

## Bedroom Two

12' 9" x 8' 5" ( 3.89m x 2.57m )

Double-glazed sash window to the front, radiator, tiled flooring with under floor heating, wall-to-wall fitted wardrobes and door giving access to:

## En-Suite

Double glazed sash window to front, low-level w/c, hand wash basin, bidet, shower with rainfall shower head and hand held attachment, marble effect tiled floor, tiled walls, heated towel rail and extractor fan.

## Second Floor Landing

Airing cupboard, loft access and doors giving access to:

## Bedroom Three

15' 1" x 8' 3" ( 4.60m x 2.51m )

Double glazed sash window to the rear, radiator and access to:

## En-Suite

Low-level w/c, hand wash basin, shower enclosure with rainfall shower head and hand held attachment, heated towel rail, marble effect tiled flooring and walls and an extractor fan.

## Bedroom Four

9' 8" x 8' 5" ( 2.95m x 2.57m )

Double glazed sash window to the front and radiator.

## Bedroom Five

12' 5" x 7' 1" ( 3.78m x 2.16m )

Double glazed sash window to the rear and radiator.

## Bathroom

Double glazed window to front, low-level w/c, hand wash basin, bath with rainfall shower over and black glass screen, heated towel rail, marble effect tiled flooring and walls.

## Outside

To the front of this property there is a paved area.

The rear garden is a courtyard style, is paved with a shed and enclosed with fencing. There is also gated rear access to the parking area where there is off-road parking for two cars.





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: C Council Tax  
 Band: D

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Tenure: Freehold



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