



Connells

Alan Road
IPSWICH



Property Description

To the sought-after east side of Ipswich lies this well-proportioned three-bedroom home, offered with no onward chain. The property sits within highly desirable school catchments, including Rose Hill Primary and Cliff Lane Primary, as well as Copleston High School, making it an ideal choice for families. Conveniently located within walking distance to Derby Road train station, the home also offers excellent transport links.

The accommodation is versatile and retains original features throughout, such as feature fireplaces. The property comprises a spacious living/dining area with access to a generous rear garden, a well-equipped kitchen, a utility/laundry room, and a four-piece downstairs bathroom suite. To the first floor are three bedrooms, all benefiting from built-in wardrobes.

Externally, the property boasts a large, well-presented rear garden, perfect for alfresco dining, along with off-road parking for multiple vehicles to the front and additional parking to the side.

The property is conveniently located within easy reach of a range of local amenities, including nearby shops, supermarkets, and leisure facilities. Excellent transport links are close by, offering straightforward access to Ipswich town centre, the A 12 and A 14, and Ipswich railway station with mainline connections to London Liverpool Street.

Entrance Hall

Accessed via double glazed front door, radiator, wood effect flooring, stairs leading to the first floor and doors providing access to:

Lounge/Diner

Feature cast iron fireplace with wooden mantel, wood effect flooring, pendant light, double glazed window to the front and double glazed French doors providing access to the garden.

Kitchen

Fitted with matching wall and base units, tiled splash backs, stainless steel sink with half bowl, drainer and mixer tap, double glazed window and door to the side, space for dishwasher and fridge freezer, electric hob, double oven, laminate flooring and radiator.

Utility/Laundry Room

Space for washing machine, wall mounted boiler, heated towel rail, tiled flooring and double glazed window to the side.

Bathroom

Comprising of a bath with hot and cold taps, separate shower cubicle, half tiled walls, tiled flooring, extractor fan and double glazed window to the rear.

First Floor Landing

Radiator, carpet flooring, loft hatch and airing cupboard.

Bedroom One

Carpet flooring, double glazed window to front, radiator, built in wardrobes and pendant light.

Bedroom Two

Double glazed window to the rear, carpet flooring, radiator and built in wardrobes with sliding doors.

Bedroom Three

Carpet flooring, radiator, double glazed window to the rear, built in wardrobes and pendant light.

Outside

Front Garden

Off road parking for multiple vehicles, low maintenance front garden and path to the front door.

Rear Garden

Generously sized garden featuring a patio, pathway leading to a shingle area at the rear, sheds, outside tap and side access via double gates from the driveway providing additional off road parking.





Total floor area 91.0 m² (980 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

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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/ICH313026

Tenure: Freehold



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