



**Connells**

Fulham Way  
IPSWICH



## Property Description

A well-presented four-bedroom townhouse on Fulham Way offering spacious and versatile accommodation arranged over multiple floors, ideal for modern family living located to the west side of Ipswich. The home comprises of a warm and welcoming dining area, a downstairs bathroom, a well-equipped and spacious kitchen, a convenient utility room and a conservatory to the rear adding valuable additional living space and leading to the well presented rear garden. On the first floor there is a generously sized living room perfect for entertaining, a bathroom and the fourth bedroom. The remaining second floor offers bedroom one with en-suite shower room and two more good sized bedrooms. Externally the property benefits from a beautifully presented garden, a large patio area for alfresco dining and ample off road parking to the front.

The property is closely situated to the Town of Ipswich which 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 with stairs rising to the first floor and second floors and radiator.

## Dining Room

Double glazed window to front and radiator.

## Bathroom

With low-level w/c wash hand basin, Jacuzzi

bath and extractor fan.

## Kitchen

With a selection of wall and base level units, electric oven, induction hob with extractor over, breakfast bar, sink and drainage unit inset into wood work tops, integrated dishwasher, integrated fridge freezer, inset spotlighting and cupboard with combination Boiler.

## Conservatory

Double glazed window to side and patio doors to rear giving access to the garden.

## Utility Room

Double glazed window to side and rear, space for fridge freezer, plumbing for washing machine and space and vent for tumble dryer.

## First Floor

Landing with radiator and doors giving access to:

## Bedroom Four

Double glazed Juliette balcony to the front and radiator.

## Bathroom

Three-piece suite comprises of panel bath, wash hand basin, low-level w/c, radiator, airing cupboard and double glazed window to front.

## Living Room

Double glazed window to rear and double glazed French doors with Juliet balcony, storage cupboard and vertical radiator.

## Second Floor Landing

Doors giving access to:

## Master Bedroom

Two double glazed window to rear, two built-in wardrobes and radiator.

## En-suite

Includes a shower cubicle with body jets, vanity wash hand basin and low-level w/c.

## Bedroom Two

Double glazed window to front and radiator.

## Bedroom Three

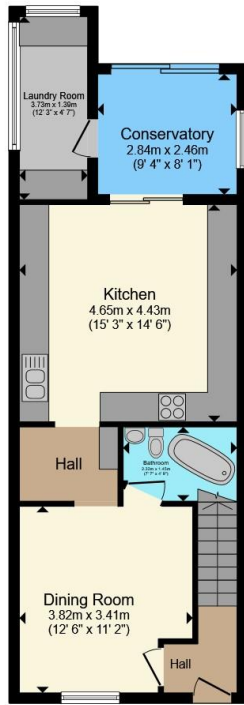
Double glazed window front with built-in wardrobes and radiator.

## Outside

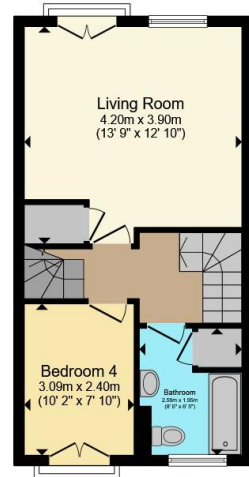
The front of the property offers off-road parking to the side for two cars.

The well presented L shaped garden commences with a paved patio area perfect for alfresco dining, a lawned area and fencing to boundaries and there is also a further patio to the side.

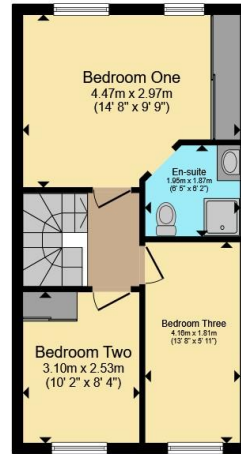




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 134.9 m<sup>2</sup> (1,452 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](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/ICH313013](http://connells.co.uk/Property/ICH313013)**

Tenure: Freehold



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