



Connells

Alexandra Road  
Ipswich



### Property Description

Connells are delighted to present this beautifully presented three bedroom semi-detached home on the ever popular Alexandra Road being sold with no onward chain. Recently redecorated throughout, this property offers bright, well proportioned accommodation and sits within a highly sought after residential area, making it an ideal purchase for families, first time buyers and upsizers alike. The property comprises of a spacious lounge/diner, a well presented shaker style kitchen, modern ground floor bathroom, three first floor bedrooms and front & rear gardens.

The area is served by several primary schools, including St. Helens Primary School and St. Marys Catholic Primary School, both within walking distance. For secondary education, Copleston High School and Northgate High School are also accessible. There are parks and recreation with Alexandra Park, offering open lawns, a children's play area, and views of landmarks such as the Orwell Bridge and historic churches. The park also hosts local events, including the annual May Day Festival. The area is well connected for public transport with several bus stops within a short walk, providing services to various parts of Ipswich. Derby Road Railway Station is approximately 0.7 miles away, offering rail connections.

### Entrance Hall

Welcoming entrance hall with a double glazed front door, durable carpet with wood effect flooring to the remainder, radiator, pendant light, stairs rising to the first floor and doors giving access to:

### Lounge / Diner

A generous dual aspect reception room with double glazed windows to the front and rear, allowing plenty of natural light. Features include carpet, radiators, pendant lighting and

a door leading into the kitchen.

### Kitchen

Accessed via a sliding door from the reception room, the kitchen offers matching shaker style wall and base units, tiled splash backs, roll top work surfaces and an inset stainless steel sink with half bowl and drainer. Double glazed window and door to the side. Space for a freestanding cooker, washing machine and fridge freezer, tiled flooring and door to bathroom.

### Bathroom

Modern ground floor bathroom with tiled walls and flooring, heated towel rail, recessed spotlights and a large walk in shower with screen and accessibility handrail. Double glazed window to the side, low level w/c, wash hand basin with hot and cold taps and extractor fan.

### First Floor Landing

Carpeted landing with light fitting, airing cupboard and wall mounted boiler.

### Bedroom One

Double bedroom with double glazed window to the front, radiator, carpet and pendant light.

### Bedroom Two

Double glazed window overlooking the rear garden, radiator, carpet and pendant light.

### Bedroom Three

Ideal as a bedroom or study, featuring a double glazed window to the rear, radiator, carpet, pendant light and loft access.

### Outside

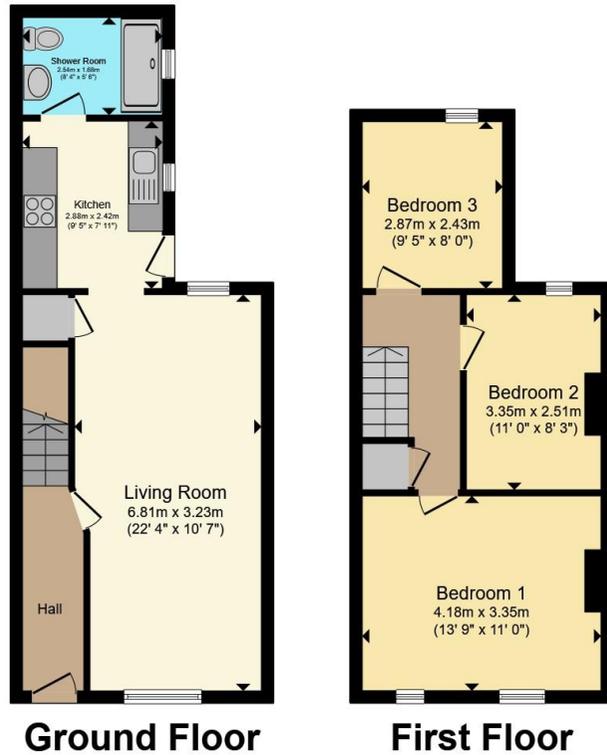
#### Front Garden

A particularly generous front garden set back from the road, accessed via a metal gate with steps leading up. Features a block paved path to the front door and side access, with mature shrubs and hedging, and the remainder laid to lawn.

#### Rear Garden

A tiered rear garden offering excellent outdoor space, beginning with a decked area and steps leading to two further patio levels. Includes a shed and additional storage, with mature borders including ivy and other established plants.





Total floor area 75.0 m<sup>2</sup> (807 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)



To view this property please contact Connells on

**T 01473 233 966**  
**E [ipswich@connells.co.uk](mailto:ipswich@connells.co.uk)**

6 Princes Street  
 IPSWICH IP1 1QT

EPC Rating: E Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/ICH312986](http://connells.co.uk/Property/ICH312986)**

Tenure: Freehold



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ICH312986 - 0003