



Connells

Maidenhall Approach
Ipswich



Property Description

Connells are pleased to bring to market this well-established three-bedroom semi-detached home situated on the south-west side of Ipswich conveniently situated close to local schools, amenities, Ipswich station, and the A 12/A 14. The accommodation begins with an entrance hallway leading into a bright and spacious lounge/diner, a well fitted kitchen, upstairs the property offers three good-sized bedrooms along with a family bathroom. Outside, the front of the property benefits from a large block-paved driveway providing off-road parking and the rear garden is a good-sized enclosed garden offering plenty of outdoor space. The home is offered with no onward chain, allowing for a smoother buying process.

The area benefits from a range of nearby shops, supermarkets, schools, and everyday services, making it ideal for modern family living. Bourne Park is close by, offering open green space, walking routes and recreational facilities for outdoor enjoyment.

Ipswich town centre is easily accessible and provides a wider selection of shopping, restaurants, cafes, leisure facilities, and entertainment options. Ipswich mainline railway station is also within easy reach, offering direct rail services to London Liverpool Street, Norwich, and Cambridge, making the location particularly attractive for commuters.

For road users, the property enjoys excellent access to both the A 12 and A 14, providing convenient routes towards Colchester, Chelmsford, Bury St Edmunds, Felixstowe & beyond.

Entrance Hall

Accessed via entrance door, double glazed window to side, radiator and stairs rising to the first floor.

Lounge/Diner

Double glazed Bay window to front and two

radiators.

Kitchen

A selection of wall and base level units with double glazed window to side, sink and draining unit inset into work surfaces, cooker point, plumbing for washing machine and space for fridge freezer.

First Landing

Double glazed window and loft access.

Bedroom One

Two double glazed windows to front, storage cupboard and radiator.

Bedroom Two

Double glazed window to rear, radiator and storage cupboard.

Bedroom Three

Double glazed window to front, radiator and cupboard with combination boiler.

Bathroom

Double glazed window to rear, pedestal wash hand basin, low level w/c and shower cubicle.

Outside

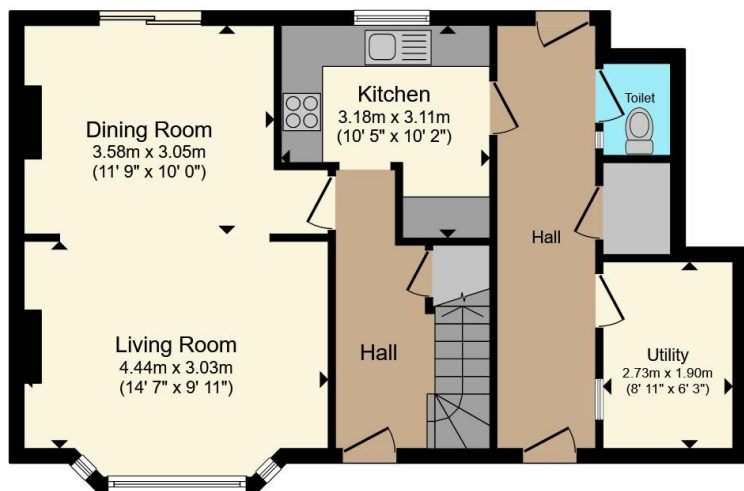
Front Garden

The property has a blocked paved patio providing off road parking for two cars.

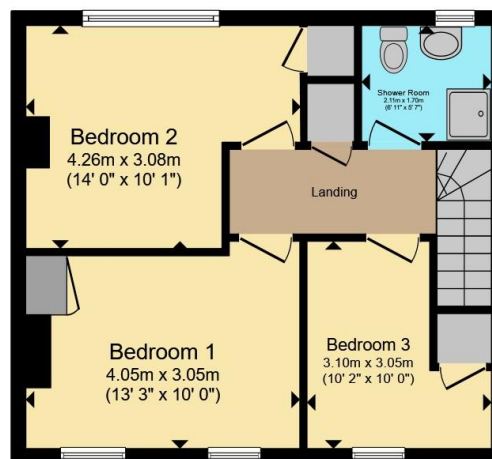
Rear Garden

The rear garden commences with a patio area, pergola, fencing to boundaries and further conifers. There is also two sheds, outside brick built shed and outside toilet.





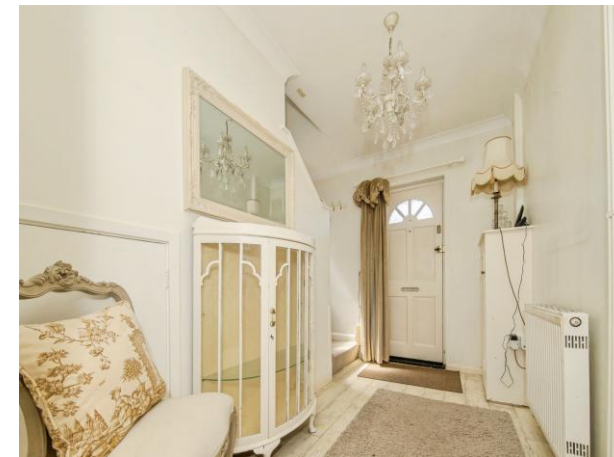
Ground Floor



First Floor

Total floor area 103.2 m² (1,111 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: Council Tax
 Awaited Band: B

view this property online connells.co.uk/Property/ICH313022

Tenure: Freehold



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