



Connells

Victoria Street
Ipswich



Property Description

This impressive four-bedroom semi-detached property which has been recently renovated to an exceptional standard, creating a stylish and spacious family home ready for immediate occupation. The accommodation offers an abundance of natural light throughout and comprises of a generously sized reception space, a fourth bedroom/ study/ playroom, a modern well-equipped fitted kitchen featuring ample storage and workspace. A contemporary cloakroom and practical utility area, with access leading directly to the rear courtyard garden. On the first floor, the property benefits from the principal bedroom and two further good sized bedrooms and a modern family bathroom finished with quality fixtures and fittings. Further benefits include a useful cellar room offering excellent storage and a low-maintenance courtyard-style rear garden with side access providing a private outdoor space for relaxation and entertaining.

Victoria Street is situated within a popular residential area on the western side of Ipswich, offering excellent access to the town centre and a comprehensive range of amenities. Ipswich provides an extensive selection of shops, restaurants, cafés, supermarkets, and leisure facilities, together with highly regarded schools and healthcare services. The area benefits from excellent transport connections, including easy access to Ipswich mainline railway station.

Entrance Hall

Accessed via a upvc double-glazed entrance door, the welcoming entrance hall provides access to the principal ground floor accommodation and staircase leading to the first floor and a radiator completes the space.

Bedroom Two

A versatile fourth bedroom suitable for use as a nursery, child's bedroom, home office or

dressings room.

Lounge

A bright and comfortable reception room featuring a double-glazed window to the rear aspect, radiator and access to the staircase leading down to the cellar room.

Cellar Room

A versatile lower ground floor room benefiting from a double-glazed window to the front aspect and two radiators. Ideal for use as a hobby room, home office, gym or additional storage space.

Kitchen

The well-appointed kitchen is fitted with a range of matching wall and base units with work surfaces incorporating a sink and drainer. Integrated appliances include an electric oven, electric hob with extractor hood over and dishwasher. Two double-glazed windows to the side aspect provide excellent natural light, whilst a cupboard houses the boiler.

Utility Area

Located adjacent to the kitchen, the utility area benefits from a radiator and a double-glazed door providing access to the rear garden, offering additional practicality for everyday family living.

Cloakroom

Convenient ground floor cloakroom with vanity wash hand basin, double glazed window to side and w/c.

First Floor Landing

Spacious landing area with radiator and access to all first-floor rooms.

Bedroom One

A generous principal bedroom featuring two double-glazed windows to the front aspect, radiator, built-in storage cupboard and a second boiler.

Bedroom Four

A well-proportioned bedroom with double-glazed window to the rear aspect and radiator.

Bedroom Three

Double bedroom with two double-glazed windows to the side aspect and radiator.

Family Bathroom

Fitted with a panel-enclosed bath with mixer tap and shower over, vanity wash hand basin, low-level w/c, chrome heated towel rail and extractor fan. A double-glazed window to the rear aspect provides natural ventilation and light.

Outside

Front Garden

The property is approached via a pathway leading to the main entrance, with brick boundary walls providing an attractive frontage.

Rear Garden

To the rear, the property enjoys a low-maintenance courtyard-style garden enclosed by brick boundary walls, with the added benefit of side access. An ideal space for outdoor seating and entertaining.





Total floor area 128.7 m² (1,386 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

Connells



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6 Princes Street
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EPC Rating: D Council Tax
 Band: B

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Tenure: Freehold



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