



Connells

Heatherhayes
Ipswich



Property Description

A well-presented three-bedroom semi-detached home occupies a generous plot and offers spacious accommodation ideally suited to families, first-time buyers and those looking to upsize. Heather Hayes is a well-established residential location within the highly regarded IP2 postcode, known for its convenient access to local amenities, schooling and transport links. The area remains consistently popular with buyers thanks to its family-friendly environment, nearby green spaces and excellent road connections. Residents benefit from easy access to the A12 and A14, making commuting throughout Suffolk and beyond straightforward, while Ipswich railway station is within easy reach and provides direct services to London Liverpool Street, ideal for those travelling into the capital. The property itself offers well-balanced accommodation comprising a spacious lounge/diner, fitted kitchen with separate utility room, ground floor cloakroom, three well-proportioned bedrooms and a family bathroom. Outside, the home enjoys ample off-road parking and an attractive rear garden with patio areas and mature borders.

The surrounding area offers a wide range of everyday amenities, including supermarkets, local shops, leisure facilities and well-regarded schools, further enhancing its appeal for families. The nearby village of Copdock, Suffolk One College, Chantry Park and Ipswich town centre are all easily accessible, providing a superb balance between convenience and lifestyle.

Entrance Hall

Wood-effect flooring, double-glazed entrance door to the front aspect, and double-glazed window to the front.

Cloakroom

Low-level w/c, wash hand basin with mixer tap set on a wooden vanity unit, tiled splashback, laminate flooring, radiator, and double-glazed window to the rear aspect.

Lounge/Diner

A spacious dual-aspect reception room featuring wood-effect flooring, radiator, pendant light fitting, double-glazed window to the rear aspect, and double-glazed French doors opening onto the rear garden.

Kitchen

Fitted with a range of shaker-style base units with wood-effect work surfaces, inset ceramic one-and-a-half bowl sink with drainer and mixer tap, tiled splashbacks, tiled flooring, radiator, space for a range cooker and American-style fridge freezer, under-stairs pantry cupboard, spotlights, double-glazed window to the rear aspect, and door to the side.

Utility Room

Tiled flooring, double-glazed window to the side aspect, fitted base units, stainless steel sink with drainer and mixer tap, and space for a washing machine, tumble dryer, and dishwasher.

First Floor Landing

Pendant light fitting, airing/storage cupboard, and loft access. The loft is partially boarded, insulated, and benefits from a loft ladder.

Bedroom One

Double-glazed window to the front aspect, built-in wardrobe, radiator, carpet flooring, and pendant light fitting.

Bedroom Two

Double-glazed window to the front aspect, built-in wardrobe, wood-effect flooring, radiator, and pendant light fitting.

Bedroom Three

Double-glazed window to the rear aspect, wood-effect flooring, radiator, and spotlights.

Bathroom

Comprising a panel-enclosed bath with mixer tap and electric shower over, wash hand basin with hot and cold taps, heated towel rail, extractor fan, and double-glazed window to the rear aspect.

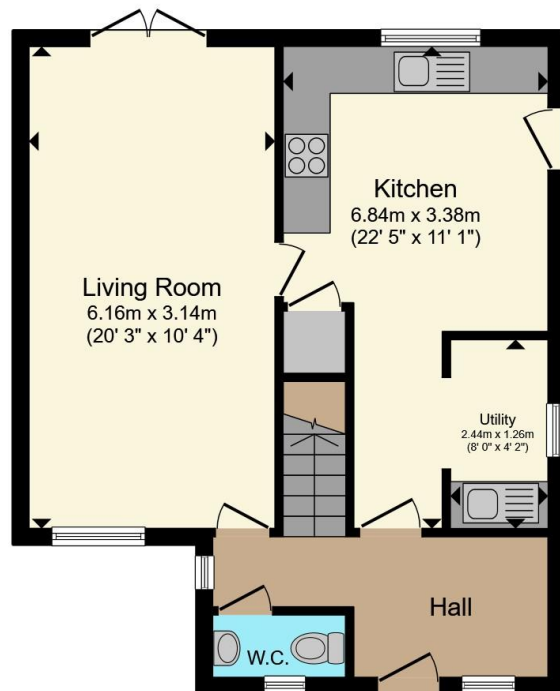
Outside

The property benefits from a generous driveway providing ample off-road parking, with the remainder of the front garden laid to lawn.

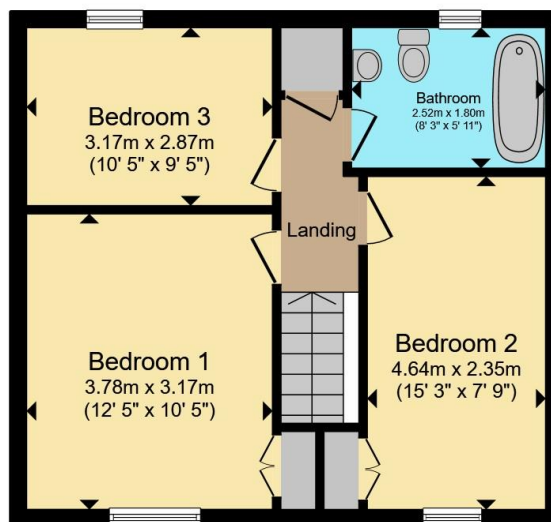
Rear Garden

An attractive and well-maintained rear garden featuring a patio seating area, pathway leading to a garden shed, and a second patio positioned to make the most of the sun throughout the day. The garden is bordered by mature shrubs, with the remainder mainly laid to lawn.





Ground Floor



First Floor

Total floor area 89.7 m² (966 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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EPC Rating: C Council Tax
Band: C

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Tenure: Freehold



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