



Connells

Wallace Road
Ipswich



Property Description

This well-presented three-bedroom semi-detached home on Wallace Road, Ipswich offers a great balance of character and modern living. The property features a bright entrance hall with cloakroom, leading into a spacious lounge/diner with a charming log burner and bay window, flowing through to a modern fitted kitchen and conservatory with French doors to the garden. Upstairs comprises three well-proportioned bedrooms and a stylish family bathroom refitted in 2021, making this an ideal home for families, first-time buyers, or those looking to upsize.

Situated on Wallace Road in Ipswich, the property benefits from a convenient and well-connected location. Ipswich town centre is within easy reach, offering a wide range of shops, restaurants, and leisure facilities, while Ipswich mainline railway station provides direct links to London Liverpool Street, making it ideal for commuters. The area is well served by local amenities, schools, and parks, along with good access to the A12 and A14 for wider transport connections, making this an excellent choice for both families and professionals alike.

Entrance Porch

Double glazed front entrance door leading into the porch, with a further internal door providing access to the entrance hall.

Entrance Hall

Wood-effect flooring, with doors leading to the lounge/diner and stairs rising to the first floor.

Cloakroom

Fitted with wood-effect flooring and tiled splash back comprising of a wash basin with mixer tap, low-level w/c, a double glazed window to the side and finished with a pendant light.

Lounge/Diner

A spacious and versatile room featuring a log burner set on a slate hearth with a wooden mantle above, double glazed bay window to the front which allows ample natural light, wood-effect flooring throughout, pendant lighting, under-stairs storage and open access through to the kitchen.

Kitchen

Fitted with a range of matching grey gloss wall and base units. Includes a wall-mounted boiler (installed approximately two years ago), roll-top work surfaces, inset ceramic one-and-a-half bowl sink with drainer and mixer tap, and tiled splash back. Double glazed window to the side, with space for a fridge freezer, dishwasher, freestanding cooker and radiator fitted.

Conservatory

Consists of double glazed construction with single door opening onto the rear garden, features a brick-built base, radiator and wall lighting.

Landing

Carpeted, with a storage cupboard and loft access and doors to all first floor rooms.

Bedroom One

Well proportioned double bedroom with a double glazed window to the front, carpet flooring and pendant light.

Bedroom Two

Double glazed window to the rear, carpet flooring, radiator and pendant light.

Bedroom Three

Double glazed window to the rear, wood-effect flooring and pendant light.

Bathroom

Refitted in 2021, comprising a panelled bath with mixer tap and shower over, including hand held attachment. Finished with grey tiled surrounds, LVT flooring, extractor fan, heated towel rail, wash basin, and low-level w/c built into a vanity storage unit and double glazed window to the side.

Outside

The front of the property benefits from a dropped kerb and a stone-covered driveway providing and off-road parking for a small car.

Rear Garden

South-facing garden featuring a spacious decking area, ideal for outdoor seating and alfresco dining. Steps lead down to a pathway and rear patio area, positioned in front of a shed at the back of the garden (with power). Additional features include vegetable patches, side access, and water butt.





Total floor area 93.6 m² (1,007 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



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

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Tenure: Freehold



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