



**Connells**

Sandpiper Road  
Ipswich





### Property Description

A well established three bedroom semi-detached property located in the IP2 area of Ipswich on a substantial plot. The home comprises of entrance porch into entrance, shower room, kitchen, conservatory, living room and three good sized bedrooms. Externally the property offers a front garden and off road parking on driveway, garage and a large rear garden.

The home is located to the south west of Ipswich's town centre and is within a short drive of local shops and amenities as well as both secondary and primary schools.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

### Entrance Porch

Accessed via double glazed sliding door through to main front door.

### Entrance Hall

Wood effect flooring, with doors leading to:

### Shower Room

Tiled walls and floor, low-level w/c, shower unit and screen, wash hand basin with mixer tap, double glazed window and radiator.

### Kitchen

12' 3" x 9' 2" (3.73m x 2.79m)  
Matching wall and base units with roll top work surface, hob with splash backs and extractor fan, space for fridge, stainless steel sink and drainer with mixer tap and radiator.

### Conservatory

11' 10" x 8' 8" (3.61m x 2.64m)  
Carpet, double glazed french doors leading to rear and window to side.

### Living Room

15' 6" x 11' (4.72m x 3.35m)  
Accessed through a oak effect door with glass panel, carpet, fireplace with feature wood cladding surrounding, radiator, double glazed window to front, under stairs cupboard and wall lights.

### Hallway

Carpeted and stairs leading to the first floor.

### Landing

Boiler cupboard, storage, loft hatch and doors leading to:

### Bedroom One

12' 3" x 11' (3.73m x 3.35m)  
Carpet, radiator and double glazed window to front.

### Bedroom Two

9' 2" x 9' (2.79m x 2.74m)  
Radiator, carpet and double glazed window.

### Bedroom Three

9' 6" x 6' 2" (2.90m x 1.88m)  
Radiator, carpet and double glazed window.

### Outside

The front of the property has a driveway providing off road parking and access to the garage. The remainder is laid to lawn and has a pathway leading to the entrance porch.

The large rear garden is accessed from the side, has a brick built storage shed, patio and the remainder is laid to lawn.

## Garage

Has a up and over door and double glazed door for side access.



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To view this property please contact Connells on

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

Tenure: Freehold

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