



**Connells**

Wherstead Road  
Ipswich



## Property Description

A three-bedroom modern property situated to the south side of Ipswich offering spacious and versatile accommodation, ideal for families and first-time buyers alike. The property welcomes you via an entrance hallway leading into a downstairs cloakroom, kitchen and a bright and generously sized living space offering access to the garden. Upstairs, the property comprises of three well-proportioned bedrooms and a family bathroom. Externally the property benefits from a large rear garden, offering significant outdoor space ideal for families, entertaining. To the front of the property there is off-road parking and a garage, providing practical storage and convenience.

The property is accessed by the A14 and A12 trunk roads at Copdock and has good transport links into the Town Centre of Ipswich which has many shopping, eating facilities, the waterfront marina which has a host of restaurants, cafes and bars, University of Suffolk, and many more recreation and leisure facilities. Ipswich also offers a mainline railway station which gives direct access to London Liverpool Street and many more destinations.

## Entrance Hall

Accessed via double glazed entrance door with access to:

## Cloakroom

Pedestal wash hand basin, low-level w/c and radiator.

## Lounge/Diner

Double glazed window to rear, double glazed door to garden, storage cupboard and two radiators.

## Kitchen

Double glazed window to front and a selection of wall and base level units, gas hob, electric oven with extractor over, stainless steel sink and drainage unit with a cupboard housed Boiler.

## First Floor Accommodation

### Landing

Loft access, radiator and airing cupboard and access to:

### Bedroom One

Double glazed window to rear and radiator.

### Bedroom Two

Double glazed window to front and radiator.

### Bedroom Three

Double glazed window to rear and radiator.

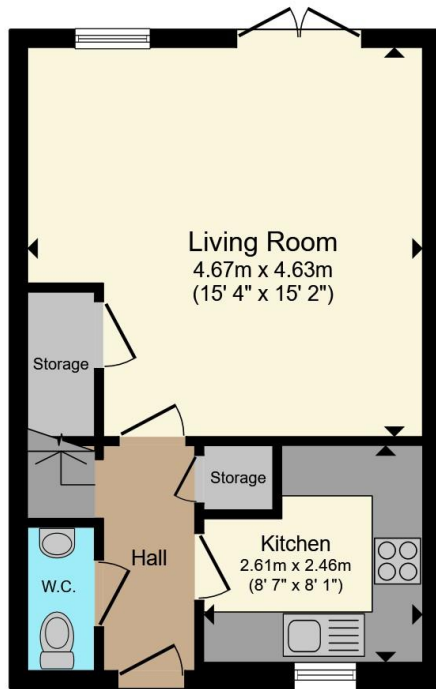
## Bathroom

Double glazed window to front.

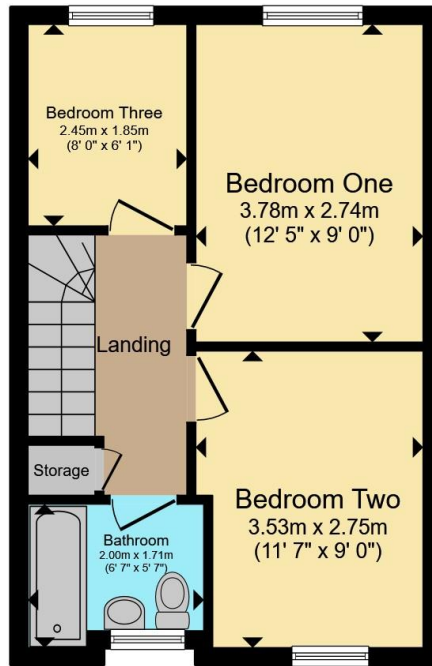
## Outside

The front of the property is laid to lawn with side rear access. The rear garden has a lawned area with fencing to boundaries with rear and leads to the off-road parking and garage.





**Ground Floor**



**First Floor**



Total floor area 68.9 m<sup>2</sup> (742 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](http://www.propertybox.io)



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EPC Rating: C Council Tax  
Band: B

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Tenure: Freehold



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