



Connells

Orwell Road
Ipswich

Orwell Road
Ipswich IP3 8HZ

for sale guide price
£210,000



Property Description

This beautifully presented three-bedroom mid-terrace home has been thoughtfully improved and tastefully decorated by the current owners, creating a stylish and welcoming property ready for its next owners to move straight into.

The accommodation begins with an inviting lounge leading through to a bright dining room with doors opening onto the rear garden, making it an ideal space for both everyday living and entertaining. The contemporary fitted kitchen offers ample storage and workspace, while the modern ground floor bathroom is finished to a high standard. Upstairs, there are three well-proportioned bedrooms, with the third bedroom benefiting from a useful storage cupboard housing the regularly serviced boiler.

Outside, the rear garden provides a wonderful space to relax, featuring a patio area, lawn, side access and a substantial shed/outbuilding, ideal as a workshop, hobby room or additional storage. To the front, a block-paved driveway provides off-road parking.

Orwell Road is ideally positioned for convenient access to local amenities. Derby Road railway station is within easy reach, while Ipswich's mainline station offers direct services to London Liverpool Street. The property is well placed for families, being close to popular schools including Copleston High School and Rose Hill Primary School. Local shops, supermarkets, bus routes, riverside walks and a children's play park at the end of the road further enhance this desirable location.

Entrance Hall

Double glazed entrance door and window to the front aspect, characterful tiled flooring with inset doormat, pendant light, radiator, and useful storage cupboard housing the meters.

Dining Room

Tiled flooring continuing from the lounge, pendant light, radiator, and double glazed doors to the rear providing an abundance of natural light and direct access to the garden.

Kitchen

Fitted with a range of matching wall and base units in a contemporary grey and green finish with complementary work surfaces. Stainless steel sink and drainer with mixer tap, integrated electric oven with electric hob and extractor hood over, and under-counter space for a fridge, freezer and washing machine and spotlights complete the room.

Ground Floor Bathroom

Comprising a panelled bath with shower over and hot and cold taps, low-level w/c, wash hand basin set within a vanity unit, radiator, double glazed window to the side aspect and tiled walls and flooring.

Landing

Carpeted flooring, radiator, and access to the loft via a loft ladder. We have been advised by the vendor that the loft is boarded and insulated.

Bedroom One

Double glazed window to the front aspect, carpeted flooring, radiator and pendant light.

Bedroom Two

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

Bedroom Three

Double glazed window to the rear aspect, wooden flooring, radiator, and pendant light. Cupboard housing the wall-mounted boiler, which we have been advised by the vendor is serviced annually.

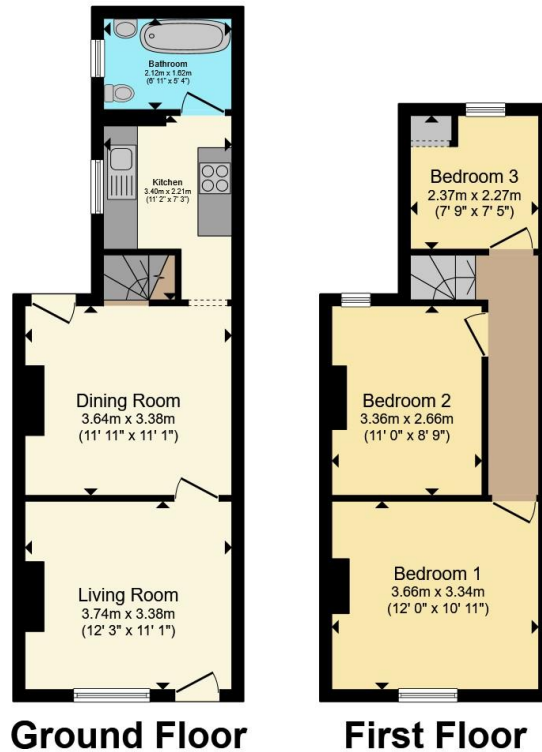
Rear Garden

A low maintenance rear garden comprising a patio seating area with pathway leading to the rear of the garden. The remainder is mainly laid to lawn. Benefiting from an outside tap, side gated access, and a substantial shed, offering excellent storage or workshop potential.

Front Garden

Block paved driveway providing off-road parking for a small to medium-sized vehicle, accessed via a dropped kerb.





Total floor area 69.0 m² (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

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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