





Property Description

Situated on Cavendish Street, in a popular and convenient area to the east of Ipswich town centre, this three-bedroom semi-detached home is ideally positioned for those seeking excellent access to local amenities, schools and transport links. Ipswich Mainline Railway Station offers direct services to London Liverpool Street, making the property an excellent choice for commuters, while the town centre, Waterfront and a variety of shops, cafes and restaurants are all within easy reach.

The accommodation comprises an entrance hall, lounge, dining room, kitchen and utility room, with three bedrooms and a family bathroom to the first floor. The property benefits from off-road parking for two to three vehicles and a standout feature of the home is the beautifully landscaped rear garden. Thoughtfully designed to create a number of different zones, this tranquil outdoor space is filled with colourful flowers, mature trees, established shrubs and attractive planted borders.

The property is also well placed for enjoying some of Ipswich's most popular green spaces, including Alexandra Park and Holywells Park, both offering attractive walks, recreational facilities and open areas to enjoy throughout the year. Combining a highly convenient location with a truly exceptional garden, this charming home offers the best of both worlds and must be viewed to be fully appreciated.

Entrance Hall

Tiled flooring, radiator, double-glazed front door, stairs rising to the first floor and doors providing access to:

Lounge

A comfortable reception room featuring a decorative electric fireplace with tiled surround, built-in cupboards and shelving, carpet flooring, radiator and a double-glazed window to the front aspect.

Dining Area

Carpeted dining space with radiator, double-glazed window overlooking the rear garden, pendant light fitting, useful under-stairs storage cupboard/pantry and door leading to the kitchen.

Kitchen

Fitted with a range of matching blue shaker-style wall and base units, stainless steel sink with hot and cold taps, tiled flooring, double-glazed window to the side aspect, space for a Smeg oven and radiator.

Utility Room

Practical utility space with flooring, plumbing and space for a washing machine and tumble dryer, strip lighting, and a double-glazed window and door providing access to the side of the property.

Landing

Airing cupboard housing the hot water tank, pendant light fitting and doors providing access to:

Bedroom One

Double bedroom with carpet flooring, radiator, pendant light fitting, double-glazed window to the front aspect, and loft access. The loft is fitted with a ladder, it is not boarded.

Bedroom Two

Carpet flooring, radiator, double-glazed window to the side aspect and pendant light fitting.

Bedroom Three

A well-proportioned bedroom with space for a double bed, carpet flooring, radiator and double-glazed window overlooking the rear garden.

Bathroom

Comprising a low-level w/c, wash hand basin with mixer tap, panelled bath with mixer tap and handheld shower attachment, overhead rainfall-style shower, heated towel rail, laminate flooring, and partly tiled walls.

Outside

Front Garden

Off-road parking for two to three vehicles and side access leading to the rear garden.

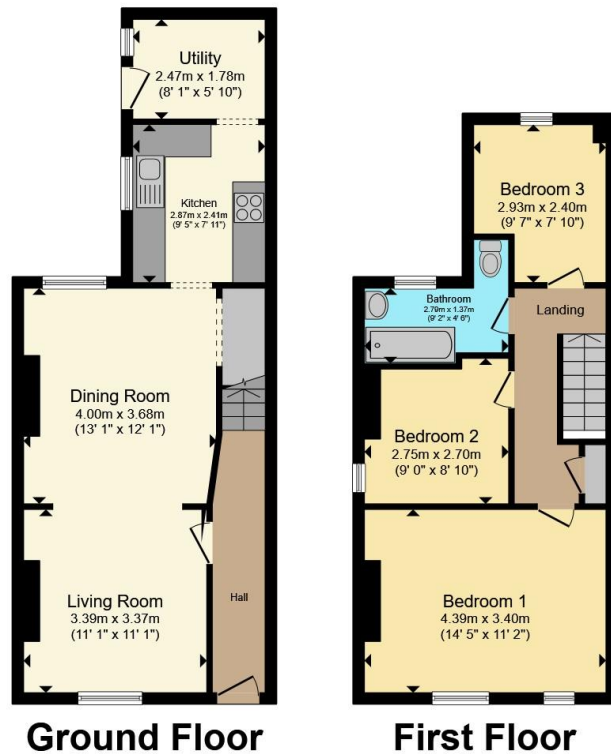
Rear Garden

A truly delightful feature of the property, the rear garden has been thoughtfully landscaped to create a peaceful and private retreat, offering a wonderful sense of escape despite its convenient central location. Arranged over several tiers, the garden provides a variety of distinct areas to enjoy, each with its own charm and purpose.

Beautifully stocked sleeper-raised borders are bursting with a colourful selection of established flowers, shrubs, and mature trees, creating year-round interest and an abundance of wildlife. Meandering circular stepping stones guide you through the garden, encouraging exploration of its many attractive zones.

There are dedicated areas for relaxing and entertaining, alongside productive vegetable patches for keen gardeners. The shed and greenhouse and hardstanding provide practical growing and storage space. The combination of mature planting, varied levels, and thoughtfully designed spaces creates a wonderful balance between ornamental beauty and everyday functionality.





Total floor area 86.7 m² (933 sq.ft.) approx

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To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
IPSWICH IP1 1QT

EPC Rating: D Council Tax
Band: B

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Tenure: Freehold



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