



**Connells**

Annbrook Road  
Ipswich





### Property Description

Located on the popular Belstead Hills development you will find this much improved end of terrace property. The home comprises of three bedrooms, modern kitchen, spacious lounge/ diner, family bathroom, balcony via bedroom one, front and rear gardens, garage en block and off-road parking.

The property further benefits from a South west location on the popular Belstead Hills development, the local area is well serviced with primary and secondary schools and the Suffolk One sixth form. The A12/A 14 trunk roads and a Tesco superstore are just over a mile away. The property is also within 150 meters of the Ellenbrook shopping parade with co-op convenience store, veterinary surgery, BP garage and takeaways .

Nearby Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs and a vibrant community of independent stores. It also benefits from a rejuvenated waterfront marina which boasts many restaurants, bars and cafes. The town also has a mainline railway station which offers direct links into London Liverpool Street, Cambridge, Norwich and many more destinations.

### Entrance Hall

Entrance hall is accessed via upvc double glazed entrance door, laminate flooring, stairs rising to the first floor with storage cupboard under, radiator, wood effect flooring and doors giving access to:

### Kitchen

11' 4" x 9' 7" ( 3.45m x 2.92m )  
Upvc double glazed window to front with electric blind, wall mounted baxi Combi boiler, space and plumbing for washing machine, space and plumbing for slim line dishwasher, space for cooker with extractor hood over, space and plumbing for tumble dryer, space for American style fridge freezer, tiled flooring, tiled splash back's, single drainer stainless

steel sink with mixer tap inset into roll edge work surfaces with cupboards and drawers under and matching above.

### Lounge/ Diner Area

16' x 12' 4" Max ( 4.88m x 3.76m Max )

Double doors giving access to the rear lobby, upvc double glazed window to rear, radiator, wood effect flooring and part panel walls.

### Rear Lobby

6' x 6' 1" ( 1.83m x 1.85m )

Upvc double glazed window to rear, upvc double door giving access to the rear garden, power and spotlighting.

### First Floor Landing

Doors giving access to:

### Bedroom One

12' 5" x 9' 8" ( 3.78m x 2.95m )

Upvc double glazed window to rear, radiator and smooth ceiling.

### Bedroom Two

12' 5" x 9' 8" ( 3.78m x 2.95m )

Upvc double glazed window to front, radiator, textured ceiling, upvc double glazed door giving access to balcony.

### Bedroom Three

9' 5" x 6' ( 2.87m x 1.83m )

Upvc double glazed window to rear, radiator and smooth ceiling.

### Bathroom

Upvc double glazed window to front, bath with shower over and shower screen, low-level w/c, pedestal wash hand basin, chrome heated towel rail, tile effect vinyl flooring and textured ceiling.

## Outside

To the front of the property there is a drive providing off-road parking and shared access to the rear garden.

The rear garden commences with a paved patio area with a reminder laid to lawn with gated side access.

## Garage

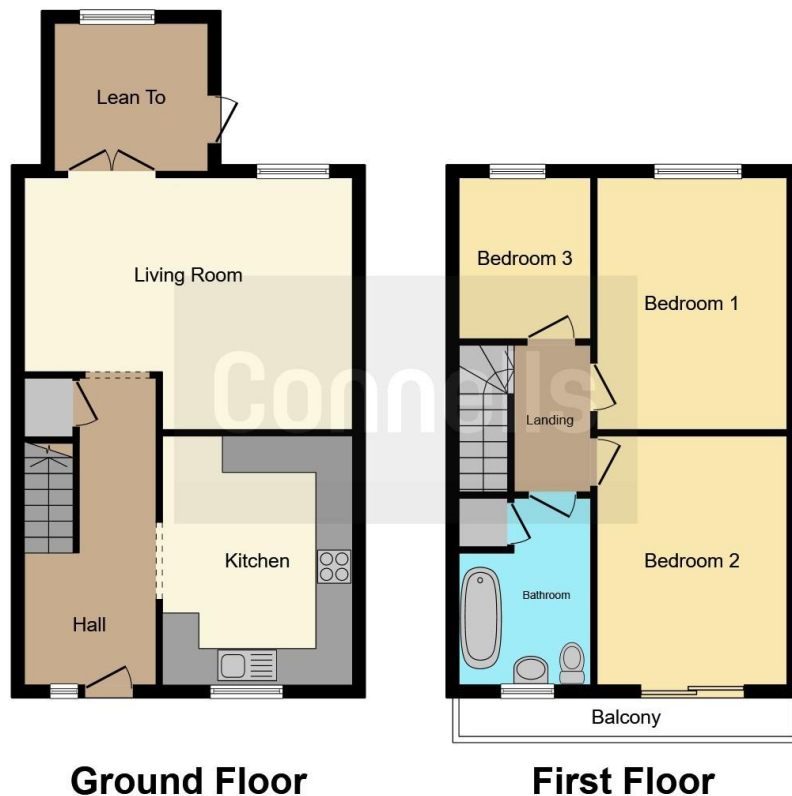
The property benefits from a garage en-block with an up and over door.

## Agents Note

We've been advised by the owners that they have installed new central heating throughout the property in 2021







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.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: A

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Tenure: Freehold



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