



Connells

Aberfoyle Close
Ipswich



Property Description

Connells are delighted to offer this well presented two bedroom semi detached bungalow, situated in a highly sought-after location just off Humber Doucy Lane on the desirable east side of Ipswich. Offering comfortable single-storey living, generous parking and a mature private garden, this property is ideally suited to those looking to down size and enjoy a peaceful lifestyle. The accommodation comprises an entrance hall, spacious lounge leading through to a conservatory, fitted kitchen, two well proportioned bedrooms and an accessible shower room. Outside, the property benefits from a block-paved driveway providing ample off-road parking, while the attractive rear garden enjoys mature planting, patio seating areas and a garden shed.

One of the property's standout features is its superb location. IP4 offers the perfect balance between town and countryside. Residents can enjoy scenic walks nearby at Rushmere Heath and along the surrounding countryside, whilst still being within easy reach of local shops, amenities and regular bus routes. Ipswich town centre, with its extensive shopping, restaurants, waterfront and mainline railway station providing direct services to London Liverpool Street, is just a short drive away.

Entrance Porch

Double glazed entrance door, tiled flooring and decorative stained-glass internal door leading through to:

Entrance Hall

Radiator, storage cupboard housing meters, loft hatch, pendant light fitting and light grey laminate flooring.

Lounge

A bright reception room featuring an electric fireplace as the focal point, radiator, pendant light fitting, wood effect flooring and sliding doors opening into the conservatory.

Kitchen

Fitted with a range of matching wall and base units with work surfaces incorporating a sink with half bowl and drainer with mixer tap. Tiled splash backs, electric hob with extractor fan over, double oven, and space for a washing machine, dishwasher, and fridge freezer, wall-mounted boiler, laminate flooring and double glazed windows to the side and rear aspects.

Conservatory

Tiled flooring and double glazed construction with sliding doors providing access to the lounge.

Bedroom One

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

Bedroom Two

Double glazed bay window to the front aspect, radiator, carpet flooring and pendant light fitting.

Bathroom

Fitted with a walk-in shower enclosure with tiled surround, accessible handrails, seat and rainfall shower head. Wash hand basin with mixer tap, low-level w/c , heated towel rail, laminate flooring, extractor fan and double glazed window to the side aspect.

Outside

The property benefits from a block-paved driveway providing off-road parking for multiple vehicles.

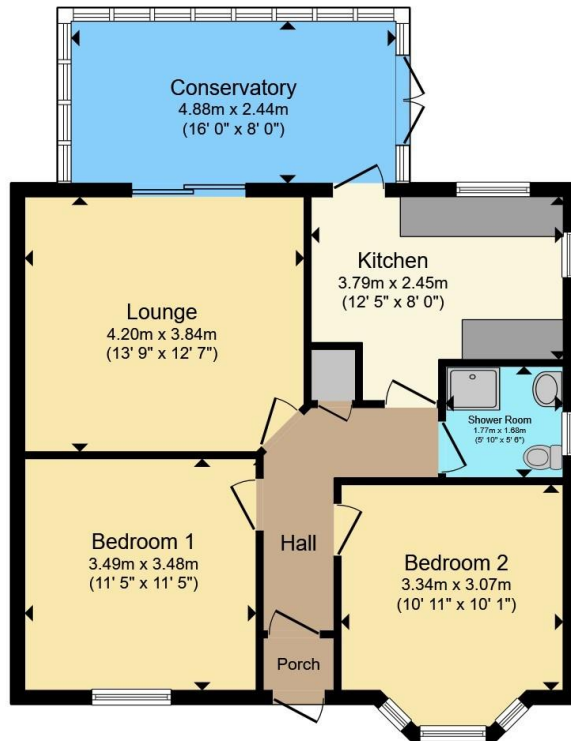
Rear Garden

A well-established rear garden featuring planted borders with roses and a variety of mature shrubs. Additional benefits include an outside tap, side access, garden shed, and two patio seating areas positioned to enjoy the sun throughout the day.

Agent Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 73.9 m² (795 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



To view this property please contact Connells on

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

view this property online connells.co.uk/Property/ICH313449

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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