



Connells

King Edward Road
Ipswich



Property Description

With scenic views over the park, Connells are pleased to offer this extended semi-detached bay fronted property to which we would highly recommend an internal viewing to appreciate the size and style of accommodation on offer. The property comprises of two reception rooms for ample living accommodation, a modern beautifully decorated kitchen with breakfast bar, a ground floor shower/utility room, first floor modern bathroom, four bedrooms, front and rear gardens and a garage and off-road parking.

The property is also conveniently located close by to a variety of shops, cafes, parks, and schools. For commuters, there are excellent transport links with direct trains to London Liverpool Street and other key destinations, as well as plenty of nearby bus routes providing easy access to the surrounding areas.

Entrance Hall

Accessed via double glazed entrance door, upvc double glazed window to side, strip wood flooring, picture rail, radiator, stairs rising to the first floor with storage space under and doors giving access to:

Living Room

12' 6" Into bay x 12' max (3.81m Into bay x 3.66m max)

Upvc double glazed bay window to front with views over the park, feature fireplace with wood burner inset and marble hearth, picture rail and radiator.

Dining Room

12' 2" x 11' 6" (3.71m x 3.51m)

Vertical wall radiator, tiled flooring, smooth ceiling with inset spotlighting and doors giving access to:

Kitchen

16' 2" x 8' 8" (4.93m x 2.64m)

Upvc double glazed window to rear, upvc double glazed double doors giving access to the rear garden, built in dishwasher, built-in hob with extractor hood over, 1 1/2 bowl sink with mixer tap in set in a marble work top with cupboards and drawers under and matching above, built in microwave, built-in oven, breakfast bar, smooth ceiling with inset spotlighting and feature lighting over breakfast bar and tiled flooring.

Shower/Utility Room

7' 9" x 5' 4" (2.36m x 1.63m)

Upvc double glazed window to side, shower cubicle with independent shower over and rainfall shower head, low-level w/c, space and plumbing for washing machine, space for tumble dryer, single drainer stainless steel sink with mixer tap inset in work surface with cupboards under and above housing wall mounted boiler, integrated water softener, tile splash back's tall, flooring, heated towel rail, smooth ceiling with inset spotlighting.

First Floor Landing

Upvc double glazed window to side, picture rail and doors giving access to:

Bedroom One

13' into bay x 11' 2" (3.96m into bay x 3.40m)

Upvc double glazed bay window to front with views over the park, radiator, feature fireplace and picture rail.

Bedroom Two

12' 9" x 9' 2" (3.89m x 2.79m)

Double glazed window to rear, radiator and smooth ceiling.

Bedroom Three

11' x 8' (3.35m x 2.44m)

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

Bedroom Four

7' 2" x 6' (2.18m x 1.83m)

Upvc double glazed window to front with views over the park, radiator, picture rail and smooth ceiling.

Bathroom

Upvc double glazed window to side, enclosed w/c, vanity wash hand basin with mixer tap, shaped and panel bath with mixer tap and shower attachment, heated towel rail, tiled walls, tiled flooring and smooth ceiling with spotlighting.

Outside

To the front of the property there is a shared driveway giving access to the garage with a block paved parking area and gated access to the rear garden.

The rear garden commences with a paved patio area with the remainder laid to lawn with shrub borders. There is also an outside tap and power point.

Garage

16' 4" x 8' 3" (4.98m x 2.51m)

Up and over door, window to side and rear personal door giving access to the rear garden.





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

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EPC Rating: C Council Tax
 Band: B

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Tenure: Freehold



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