



Connells

Willoughby Road  
Ipswich





## Property Description

Located on a substantial plot to the south west of Ipswich Connells are pleased to offer this large five bedroom semi-detached property. The home has an abundance of original features throughout and comprises of three reception rooms, conservatory, three bathrooms, five bedrooms, rear garden and off road parking for numerous vehicles. The home is currently being used as a guest house.

The property is in a sought after location being close to many local amenities, schools, town centre and the mainline railway station which offers direct links into London Liverpool Street, Cambridge, Norwich and many more destinations. The town centre of Ipswich has a cutting edge theatre and art seen many schooling facilities cosy Suffolk pubs and a vibrant community of independent stores it also benefits from a rejuvenated waterfront marina which both many restaurants bars and Cafes.

## Entrance Porch

Accessed via entrance door into entrance porch.

## Entrance Hall

Stained glass door into hallway with stairs leading up and down, radiator, access to ground floor w/c, wash hand basin and window to side.

## Lounge

Double glazed window to the side, feature fireplace and radiator.

## Conservatory

Patio doors to further lean to and garden room.

## Lower Level

### Bathroom

Three-piece suite and comprises of a bath wash hand basin and low level w/c.

### Dining Room

Window to rear.

### Kitchen

Stainless steel sink and drainage unit, gas cooker point, wall mounted boiler, sash window to rear, door leads out to a sheltered storage area and utility space.

## First Floor Accommodation

### Landing

### Shower Room

Window to rear.

### Bedroom One

Sash window to front, radiator, picture rail, wash hand basin and vanity unit.

### Bedroom Two

French doors to rear, picture rail, radiator, wash hand basin and vanity unit.

### Bedroom Three

Window to rear, wash hand basin, vanity unit, restricted head height and radiator.



## Bedroom Four

Window to front, restricted head height and radiator.

## Bedroom Five

Window to side, radiator, wash hand basin and vanity unit.

## Outside

The front of the property is laid to lawn with a brick boundary which in turn gives access to the off-road parking for several vehicles. There is side access leading to the rear garden which has further lawned areas, mature trees and shrubs.







Total floor area 227.1 m<sup>2</sup> (2,445 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](http://www.propertybox.io)

**Connells**



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EPC Rating: E Council Tax  
 Band: D

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Tenure: Freehold



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