

Connells

Willoughby Road Ipswich

# Willoughby Road Ipswich IP2 8AP







# **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

#### **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

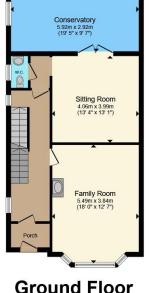
The front of the property is laid to lawn with a brick boundary which in turn gives access to the off-road parking for several vehicles. There is side access leading to the rear garden which has further lawned areas, mature trees and shrubs.







Floor

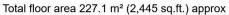






**First Floor** 

Second Floor



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





To view this property please contact Connells on

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Council Tax EPC Rating: E Band: D

view this property online connells.co.uk/Property/ICH312720









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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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