



Connells

Janebrook Road
IPSWICH



Property Description

Situated on the popular Janebrook Road in the sought-after IP2 location, this well-presented two-bedroom semi-detached bungalow offers comfortable single-storey living with the added benefit of off-road parking, a beautifully maintained rear garden. The accommodation comprises a welcoming entrance hall, a spacious lounge/diner with French doors opening onto the garden, a fitted kitchen with a range of shaker-style units and under floor heating, two well-proportioned bedrooms and a stylish bathroom. A useful side conservatory provides additional storage space or could be utilised as a practical utility area. Outside, the property continues to impress with off-road parking to the front and an attractive rear garden designed for low-maintenance enjoyment, featuring a patio seating area, pathway and well-kept borders, making it the ideal space for relaxing or entertaining.

Janebrook Road is conveniently located within easy reach of a range of local amenities, including shops, schools and regular bus routes, whilst Chantry Park and Ipswich town centre are both easily accessible. The property also benefits from excellent transport links, with quick access to the A12 and A14. Ipswich railway station offers direct services to London Liverpool Street, making this an ideal choice for commuters seeking convenient access to the capital.

Entrance Hall

Double glazed window to the front aspect, radiator and loft access. The loft is insulated, providing useful additional storage space.

Lounge/Diner

A bright and welcoming reception room featuring carpeted flooring, radiator, pendant lighting and double glazed French doors opening onto the rear garden.

Kitchen

Fitted with a range of matching shaker-style wall and base units with work surfaces over. Features include under floor heating, a stainless steel sink with drainer and mixer tap, space for a washing machine and fridge freezer, space for a cooker with extractor hood over, tiled splash back, recessed spotlights, wall mounted boiler (we have been advised by the vendor that this has been serviced annually) and a double glazed window to the side aspect.

Bedroom One

Carpeted flooring, radiator, pendant light and double glazed window to the front aspect.

Bedroom Two

Carpeted flooring, radiator, pendant light and double glazed window to the front aspect.

Bathroom

Beautifully presented and comprising under floor heating, panel enclosed bath with mixer tap, separate shower with rainfall shower head and hand held attachment, low level w/c, vanity wash hand basin with mixer tap, heated towel rail, recessed spotlights, double glazed window to the rear aspect and lino flooring.

Side Conservatory

A versatile space offering excellent utility and storage potential, with light and plumbing in place for a washing machine.

Outside

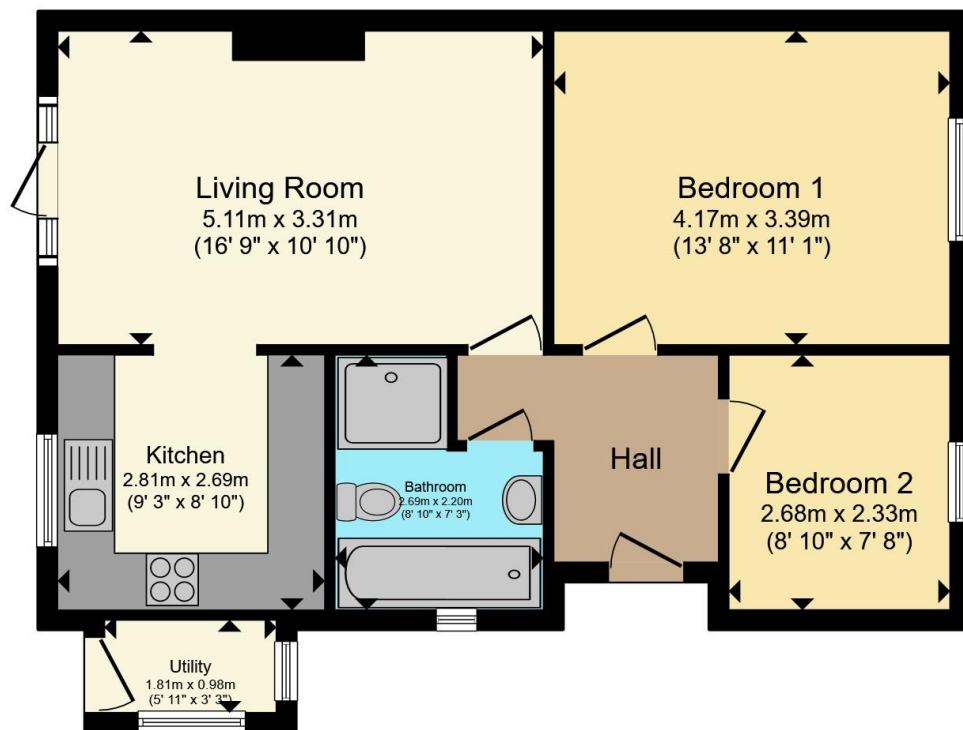
Front Garden

The property benefits from off-road parking to the front.

Rear Garden

An immaculately presented, low-maintenance garden featuring a patio seating area, pathway, outside tap and well-kept borders, providing an ideal space for relaxing and entertaining.





Total floor area 58.2 m² (627 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

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
IPSWICH IP1 1QT

EPC Rating: Council Tax
Awaited Band: B

view this property online connells.co.uk/Property/ICH313248

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH313248 - 0002