



**Connells**

One House Lane  
Ipswich



### Property Description

Situated on the highly regarded One House Lane this beautifully presented four double bedroom semi-detached home occupies a private road setting and has been thoughtfully modernised throughout. The property benefits from a stunning newly fitted kitchen/diner, refitted first floor shower room, and has been recently redecorated upstairs, creating a stylish and move-in ready home. Offering generous and versatile living space including a bright lounge with bay window, spacious bedrooms and a conservatory overlooking the garden, the property also enjoys a driveway for multiple vehicles with EV charging and a fantastic rear garden in excess of 100ft.

One House Lane is a desirable residential location to the south-west of Ipswich, providing excellent access to local amenities, well regarded schools, and convenient road links via the A12 and A14. Ipswich mainline railway station is within easy reach, offering direct services to London Liverpool Street, making this an ideal choice for commuters. Nearby you will also find Christchurch Park, local shops and supermarkets, all contributing to the areas continued popularity.

### Entrance Hall

Double glazed front door, stairs rising to the first floor, doors leading to

### Open Plan Kitchen/Diner

A stunning, newly fitted kitchen featuring matching wall and base units in a matt navy finish, integrated double oven and microwave/grill, induction hob positioned on a large central island with breakfast bar, walk-in pantry/utility area, ceramic sink and a boiling water Quooker mixer tap inset into solid work surface, recessed spotlights and LED feature lighting, wood effect flooring, double glazed window, French doors leading into the conservatory and a separate double glazed door from the dining area opening onto the

garden

### Lean-To Conservatory

Upvc double glazed construction, lino flooring and french doors leading out onto the decking area

### Lounge

Double glazed bay window to the front, carpet, column radiator, alcoves with fitted shelving

### Storage Area

Accessed from the main hallway, with up and over electric garage door

### Ground Floor Bathroom

Double glazed window to the side, three piece suite comprising low level w/c, bath, pedestal wash hand basin and radiator

### Landing

Carpet, doors leading to

### Bedroom One

Extremely spacious double bedroom with double glazed bay window to the front, recessed spotlights, wall lighting, column radiator, feature X-style radiator and carpet.

### Bedroom Two

Wood effect flooring, double glazed window to the rear, radiator

### Bedroom Three

Double glazed window to the front, radiator, recessed spotlights,

decorative wall panelling

## Bedroom Four

Double glazed window to the rear, carpet,, radiator and recessed spotlights

## First Floor Shower Room

Beautifully refitted with tiled walls and ceiling, large walk-in shower with rainfall shower, low level w/c built into wall, vanity wash basin with storage and mixer tap, heated towel rail and double glazed window to the rear

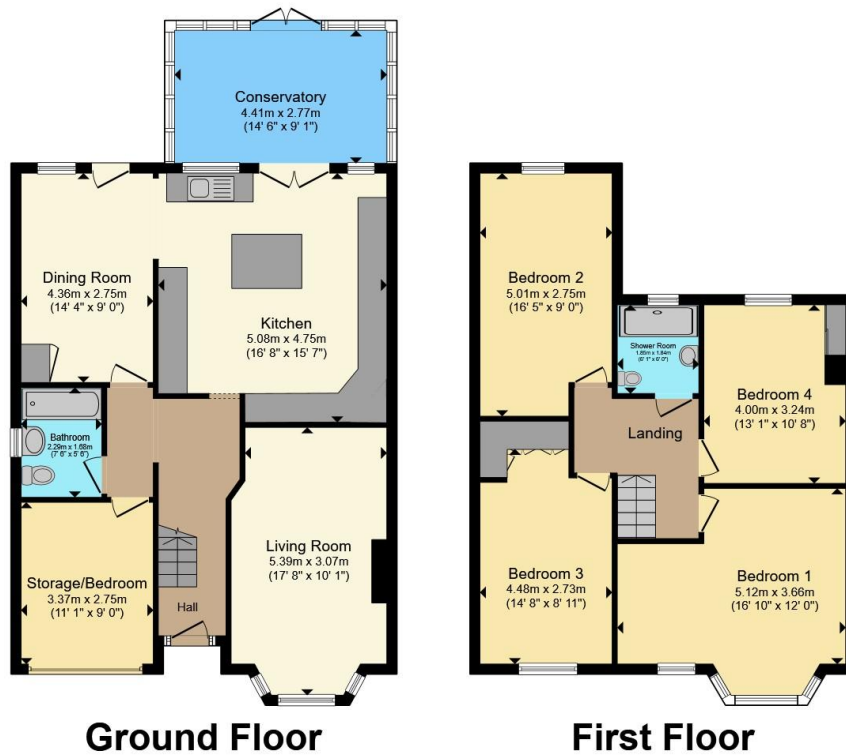
## Outside

The property is situated on a private residential road and benefits from a newly laid driveway providing off road parking for multiple vehicles, EV charging point (subject to separate negotiation) and mature planted borders

## Rear Garden

The rear garden begins with a decking area, enclosed by fencing with outside electrics, with the remainder laid to lawn featuring mature trees and extending to in excess of 100 ft in length





Total floor area 156.6 m<sup>2</sup> (1,685 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)



To view this property please contact Connells on

**T 01473 233 966**  
**E [ipswich@connells.co.uk](mailto:ipswich@connells.co.uk)**

6 Princes Street  
 IPSWICH IP1 1QT

EPC Rating: C Council Tax Band: C

**view this property online [connells.co.uk/Property/ICH312323](http://connells.co.uk/Property/ICH312323)**

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ICH312323 - 0006