



Connells

Cliff Lane
Ipswich



Property Description

Situated on the ever-popular Cliff Lane on the desirable south-eastern side of Ipswich, this attractive bay-fronted three-bedroom semi-detached home occupies a generous plot and offers excellent potential for modernisation and extension, subject to the necessary permissions. Benefiting from off-road parking, a detached garage and established rear garden, the property presents a fantastic opportunity for buyers looking to create a home tailored to their own tastes and requirements. The location is particularly popular with families due to its convenient access to a range of amenities and well-regarded schools. The property is within easy reach of Cliff Lane Primary School and Copleston High School, whilst Ipswich School and a number of independent schools are also nearby. The property offers well-proportioned accommodation comprising an entrance hall, bay-fronted lounge, separate reception room and kitchen with pantry. To the first floor are three bedrooms and a family bathroom. Outside, there is a front garden, driveway providing off-road parking, detached garage and a good-sized rear garden with patio and lawn areas. For those who enjoy the outdoors, the property is ideally positioned for walks at Orwell Country Park, Holywells Park and along the picturesque Orwell Estuary, while Ipswich Waterfront offers a variety of restaurants, cafés and leisure facilities. Ipswich town centre is also within easy reach, providing an extensive range of shopping and entertainment options.

Entrance Hall

Entrance door leading into the entrance hall with under stairs storage cupboard, radiator and stairs rising to the first floor.

Lounge

Double glazed bay window to the front aspect, glazed wooden doors, picture rail, two radiators, gas fire, ceiling rose and carpeted flooring.

Reception Room Two

Single glazed window and door to the rear aspect, picture rail, radiator, gas fire, strip light to ceiling and carpeted flooring

Kitchen

Double glazed window to the side aspect and glazed door to the rear. Fitted with a range of base level units, sink and drainer unit, cooker point, wall mounted boiler, and wall mounted heater. Door leading to the pantry with window to the side aspect.

First Floor Accommodation

Landing

Double glazed window to the side aspect, loft access and picture rail.

Bedroom One

Double glazed bay window to the front aspect, two radiators, picture rail, ceiling rose, glazed doors and carpeted flooring.

Bedroom Two

Double glazed window to the rear aspect, radiator, picture rail, ceiling rose and carpeted flooring.

Bedroom Three

Double glazed window to the rear aspect, radiator, picture rail, airing cupboard housing the hot water tank and carpeted flooring.

Bathroom

Double glazed window to the front aspect. Suite comprising a freestanding bath, wash hand basin and low-level w/c. Extractor fan and heated white towel rail.

All first-floor rooms are carpeted.

Outside

To the front of the property there is a brick boundary wall with gate access and a patio area.

A driveway provides off-road parking and leads to double gates giving access to the side of the property.

The rear garden features a patio area with the remainder laid to lawn, enclosed by fencing, and includes a timber shed.

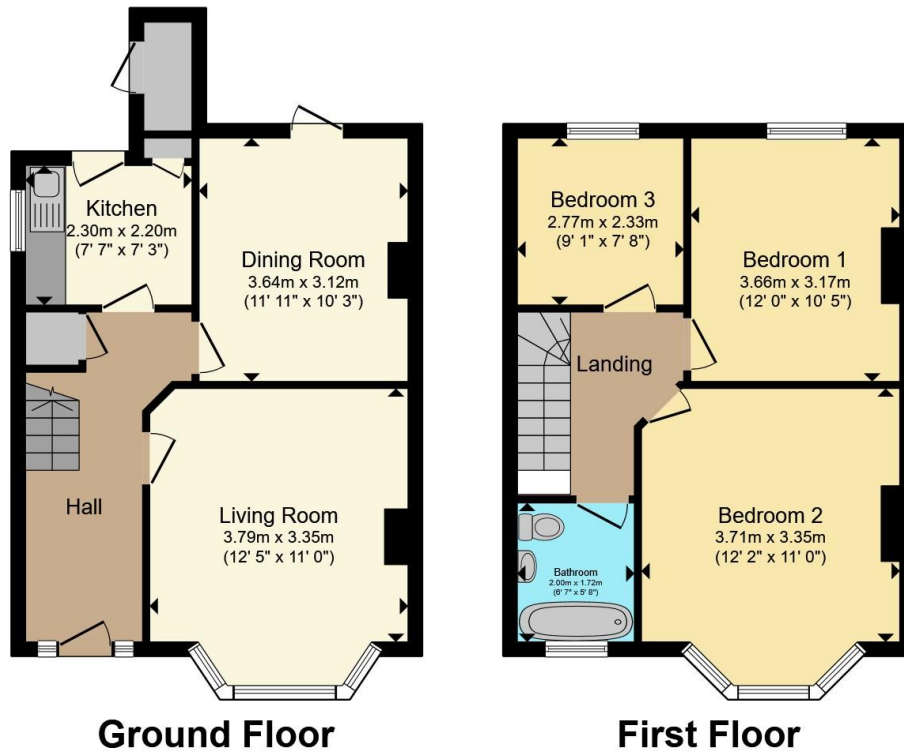
Garage

Detached garage with timber doors, breeze block construction. The garage is considered suitable for storage purposes only.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'





Total floor area 89.0 m² (958 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: C

view this property online connells.co.uk/Property/ICH312689

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: ICH312689 - 0002