



Connells

Tomline Road
Ipswich

Tomline Road
Ipswich IP3 8BZ

for sale offers in excess of
£220,000



Property Description

Situated in the popular east side of Ipswich, this three-bedroom semi-detached property offers well-proportioned accommodation and excellent potential for a family looking for a comfortable and practical home. The property offers an entrance hall, dining room, lounge, fitted kitchen, utility lobby, three bedrooms and family bathroom. Outside, there is off-road parking for two cars to the front and a generous rear garden with patio, lawn, side access, shed and an additional outbuilding currently under construction.

Ideally positioned for local schools, amenities and transport links. Rose Hill Primary School and Copleston High School are among the local schools associated with the area, with school catchments and admissions subject to confirmation. Nearby amenities include local shops, supermarkets, Holywells Park and Landseer Park, with Ipswich town centre also within easy reach. An ideal family home or first-time purchase.

Entrance Hall

Double-glazed front door, carpeted flooring and access to the dining room.

Dining Room

Carpeted flooring, pendant light, radiator, double-glazed door providing access to the rear garden, and an archway leading through to the lounge.

Lounge

Double-glazed window to the front aspect, useful under-stairs storage cupboard and radiator.

Kitchen

Fitted with matching wall and base units, white and red tiled splash backs and roll-top work surfaces. Inset stainless-steel sink with half bowl and drainer, complemented by a pot-

washer-style tap. Gas hob and electric oven, with space for a fridge/freezer and washing machine. Double-glazed window to the side aspect, recessed spotlights and wood-effect flooring.

Utility Lobby

Space and plumbing for a washing machine or tumble dryer, wall-mounted boiler, pendant light and wood-effect flooring.

Landing

Carpeted stairs leading to the first floor, consumer unit and access to the loft.

Bedroom One

Carpeted flooring, double-glazed window to the front aspect, radiator and useful storage cupboard.

Bedroom Two

Carpeted flooring, pendant light, radiator and double-glazed window to the rear aspect. Access through to Bedroom Three.

Bedroom Three

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

Bathroom

Tiled walls, double-glazed window to the side aspect, panelled bath with mixer tap and handheld shower attachment, heated towel rail, wood-effect flooring, low-level w/c, wash basin with mixer tap and extractor fan.

Outside

To the front of the property, there is off-road parking on a block-paved driveway providing parking for two cars.

Rear Garden

Side access leads through to a paved patio area with an outside tap, shed and the remainder laid to lawn. There is also an additional outbuilding currently under construction.





Total floor area 72.3 m² (778 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



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6 Princes Street
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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/ICH313330



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