



Connells

Ascot Drive
IPSWICH



Property Description

Located on the sought-after Ascot Drive, this attractive bay-fronted three-bedroom semi-detached home is ideally positioned within a well-established residential area that remains popular with families and commuters alike. The road is favoured for its traditional homes, convenient access to local shops, schools and everyday amenities, whilst offering excellent transport links into Ipswich town centre and the A14. For those needing to commute, Ipswich railway station provides direct services to London Liverpool Street, whilst nearby road links offer easy access to Felixstowe, Bury St Edmunds and beyond. The popular waterfront, town centre shopping and a range of leisure facilities are all within easy reach.

The property offers spacious and well-balanced accommodation including a bay-fronted lounge, separate dining room, conservatory, fitted kitchen, three bedrooms and family bathroom facilities. Outside, there is off-road parking and a low-maintenance rear garden. Combining character, practicality and a highly desirable location, this charming home presents an excellent opportunity for a wide range of buyers. An early viewing is highly recommended and the property is being sold with no onward chain.

Entrance Porch

Double-glazed front entrance door with archway leading through to:

Entrance Hall

Double-glazed window to the side aspect, radiator, carpet flooring, pendant light fitting, under-stairs storage cupboard, stairs rising to the first floor and doors providing access to:

Lounge

Double-glazed bay window to the front aspect, feature electric fireplace with stone surround and wooden mantel, radiator, carpet flooring,

and pendant light fitting.

Dining Room

Double-glazed window to the rear aspect, feature gas fireplace, radiator, carpet flooring, and pendant light fitting.

Kitchen

Fitted with a range of matching wood-effect wall and base units, work surfaces incorporating a stainless steel sink and drainer with mixer tap, tiled splash backs, washing machine (included in sale) and space for fridge freezer, built-in Bosch oven and hob, radiator, and double-glazed window to the side aspect.

Inner Hall

Accessed via the kitchen, with doors leading to the ground floor shower room and conservatory.

Conservatory

Constructed with a brick-built side wall and double-glazed surround, featuring tiled flooring, spotlights, double glazed door from the dining room, and a further door providing access to the rear garden.

Ground Floor Shower Room

Suite comprising shower cubicle, low-level w/c, wash hand basin with mixer tap and vanity unit, tiled walls and flooring, radiator, and double-glazed window to the rear aspect.

Landing

Double-glazed window to the side aspect, carpet flooring, pendant light

fitting, and loft access hatch.

Bedroom One

Double-glazed bay window to the front aspect, built-in mirrored sliding wardrobes, radiator, carpet flooring, pendant light fitting, and picture rail.

Bedroom Two

Double-glazed window to the rear aspect, radiator, carpet flooring, picture rail, and wall-mounted boiler (vendor advised serviced annually).

Bedroom Three

Double-glazed window to the front aspect, radiator, carpet flooring, and pendant light fitting.

First Floor Shower Room

Fitted with electric shower, wash hand basin with mixer tap set within a vanity unit, heated towel rail, tiled walls and flooring, and double-glazed window to the rear aspect.

Separate Wc

Low-level w/c, radiator, tiled walls and flooring, and double-glazed window to the rear aspect.

Outside

The property benefits from off-road parking, accessed via a shared driveway and dropped kerb, leading to a hard standing area. Double gates provide access to the rear garden.

Rear Garden

A low-maintenance and manageable outdoor space featuring a hard standing area with shed which is to remain, outside tap, and established borders. Offering a blank canvas, the garden provides an excellent opportunity for keen gardeners to create and personalise their ideal outdoor retreat.

Agent Note

Probate has been Granted.





Total floor area 92.0 m² (991 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: D Council Tax
 Band: C

view this property online connells.co.uk/Property/ICH313263

Tenure: Freehold



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