



Connells

Holyrood Close
Ipswich



Property Description

A beautifully presented modern detached family home situated within a popular residential development offering stylish and comfortable accommodation, having been tastefully decorated throughout to create an inviting home ready to move into. A particular highlight of the property is the impressive extended kitchen/dining room, providing an excellent space for both everyday living and entertaining family and friends. Further benefits include a bright and spacious lounge, a useful ground-floor cloakroom and a separate utility room. The first-floor accommodation comprises two well-proportioned bedrooms and family bathroom. Externally, the property benefits from off-road parking, a carport and a garage and a fully landscaped garden to rear.

Holyrood Close is situated within a residential area of south-west Ipswich, offering convenient access to a range of everyday amenities and facilities. The surrounding area provides access to local shops, supermarkets, schools and public transport links, making it a practical location for a variety of purchasers.

Accommodation

Entrance Hall

Double glazed entrance door leading into the entrance hall.

Cloakroom

Double glazed window to the front aspect, low-level w/c and wash hand basin.

Utility Room

Fitted with plumbing for a washing machine and space for a tumble dryer.

Lounge

Bright and spacious reception room with a double glazed window to the front aspect, radiator, understairs storage cupboard, and staircase rising to the first floor.

Kitchen/Dining Room

A superb extended living space featuring double glazed windows and French doors opening onto the rear garden. The modern fitted kitchen comprises a range of base and wall units with granite work tops throughout and a breakfast bar. Integrated appliances include a dishwasher, fridge/freezer and two ovens. Further benefits include a water softener, spotlights to the ceiling and radiator.

First Floor Landing

Airing cupboard and additional storage cupboard.

Bedroom One

Double glazed window to the front aspect, fitted mirrored wardrobes and radiator.

Bedroom Two

Double glazed window to the rear aspect and radiator.

Bathroom

Fitted with a panel-enclosed bath with shower over, low-level w/c, vanity wash hand basin, storage cupboard and heated towel rail.

Outside

Front Garden & Parking

The property benefits from extensive off-road parking for several vehicles, leading to the carport and garage with up-and-over door.

Rear Garden

A fully landscaped rear garden with patio seating areas, well-maintained boundaries and fencing, creating an excellent space for outdoor entertaining and relaxation.

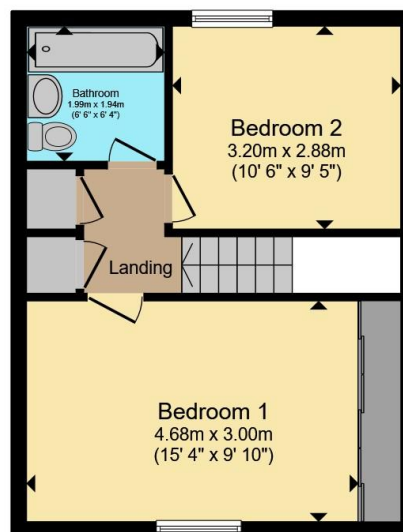
Agent Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 114.9 m² (1,236 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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T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
IPSWICH IP1 1QT

EPC Rating: D Council Tax
Band: D

view this property online connells.co.uk/Property/ICH313515

Tenure: Freehold



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