

Connells

Moore Road
Ipswich

Moore Road
Ipswich IP1 6NP

for sale
£260,000







Property Description

Situated in a convenient location this well-presented and modern three-bedroom terraced property offering spacious and versatile accommodation, ideal for first-time buyers, growing families or those seeking a comfortable home with the added benefit of dedicated workspace. The property offers a welcoming living environment, with modern interiors and a practical layout designed to suit contemporary living. A ground-floor cloakroom provides additional convenience, while the conservatory offers a lovely extension to the living space, creating an ideal area for relaxing, entertaining or enjoying views of the garden throughout the year. Externally, the property benefits from off-road parking, providing valuable private parking. The garden further enhances the appeal of the home, featuring a fully insulated garden office cabin. A particularly attractive feature of the property is the inclusion of owned solar panels, offering the potential to benefit from renewable energy generation and improved energy efficiency.

The surrounding area provides a selection of local shops, schools and everyday amenities, making it a practical choice for families and professionals alike. Ipswich town centre offers a wider range of shopping, dining and leisure facilities, together with its historic waterfront and cultural attractions. The property is also well placed for access to the A12 and A14 road networks, providing convenient connections to surrounding towns and destinations further afield.

Accommodation

Entrance Hall

Double glazed entrance door and window to the front aspect, radiator, stairs rising to the first floor and cupboard housing the electric meter.

Cloakroom

Fitted with a low-level w/c and vanity wash hand basin.

Lounge

Bright and spacious reception room with double glazed window to the front aspect and two radiators.

Kitchen

Fitted with a range of modern wall and base units with work surfaces over, incorporating a 1½ bowl ceramic sink and drainer. There is space and plumbing for a dishwasher, washing machine and tumble dryer, together with space for a fridge/freezer. Integrated double electric oven, electric hob with extractor hood over, radiator and double glazed window to the rear.

Conservatory

A versatile additional reception space with double glazed windows to the rear and side aspects, radiator and French doors opening onto the rear garden

First Floor

Landing

Loft access with partially boarded loft space.

Bedroom One

Double glazed window to the front aspect and radiator.

Dressing Room

Walk-in dressing room with lighting.

Bedroom Two

Double glazed window to the rear aspect and radiator.

Bedroom Three

Double glazed window to the front aspect, built-in storage cupboard and additional cupboard housing the boiler.

Shower Room

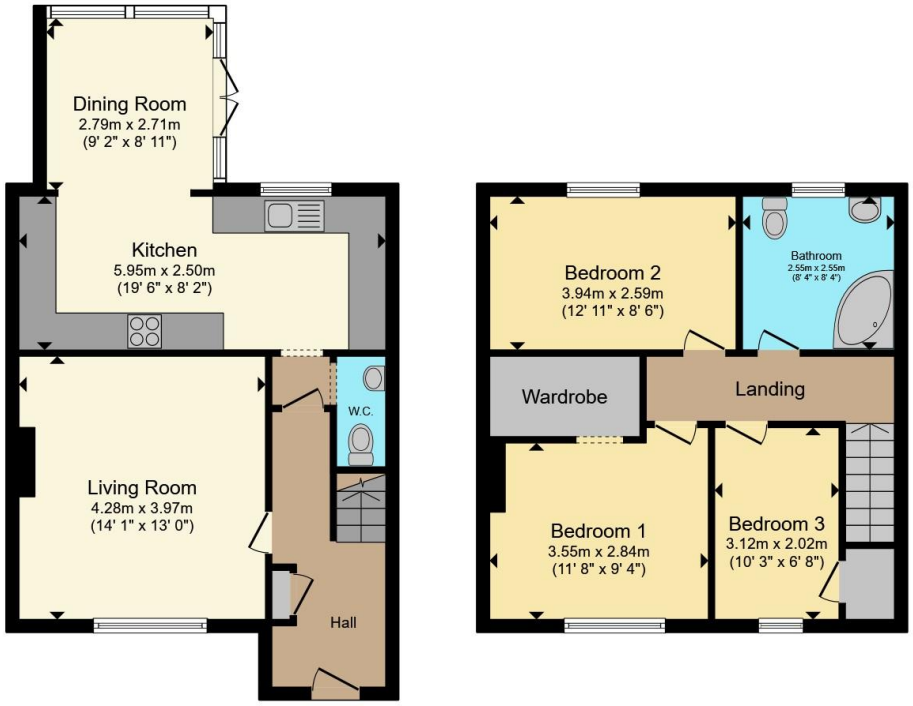
Modern suite comprising shower cubicle, low-level w/c and vanity wash hand basin with storage beneath. Double glazed window to the rear aspect, heated towel rail/radiator and inset ceiling spotlights.

Outside

To the front of the property is a block-paved driveway providing off-road parking for two vehicles. The enclosed rear garden is accessed via a side passage and commences with a patio seating area, with the remainder laid to lawn and enclosed by fencing. A standout feature is the insulated garden cabin, complete with power and lighting, making it ideal as a home office, gym or hobby room.







Ground Floor **First Floor**





Total floor area 96.0 m² (1,033 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: B

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Tenure: Freehold

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