



**Connells**

Rosehill Road  
Ipswich



## Property Description

An immaculately presented bay fronted family home located to the east of Ipswich, offering a range of spacious contemporary living, a good sized rear garden and good access to schools and local amenities. The property comprises of an entrance hall giving access to the tastefully decorated living room, modern well equipped kitchen, dining room with doors to the rear aspect and a ground floor cloakroom. On the first floor there is three good sized bedrooms and a shower room. Externally the property has a large well presented rear garden and off road parking to the front.

The property is conveniently located to the popular Holywells Park and the waterfront with its many restaurants and bars as well as the university. To the east of the property there is good access links onto the A 12 and A 14. Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

## Entrance Hall

Accessed via double glazed entrance door into hallway with stairs rising to the floor floor, built in cupboard under stairs, tiled flooring and radiator.

## Living Room

Bay window to front, vertical radiator and laminate flooring.

## Dining Area

Double glazed doors and window to rear, radiator and access to kitchen.

## Kitchen

A selection of wall and base gloss level units with a double oven, microwave with electric hob and extractor over, integrated fridge freezer and space for washing machine, wall mounted boiler, 1 1/2 bowl sink and drainer unit.

## Cloakroom

Low level w/c and wash hand basin.

## First Floor Landing

Loft access, double glazed window to side and doors giving access to:

## Bedroom One

Double glazed window to front and radiator.

## Bedroom Two

Double glazed window to rear and radiator.

## Bedroom Three

Double glazed window to front and radiator.

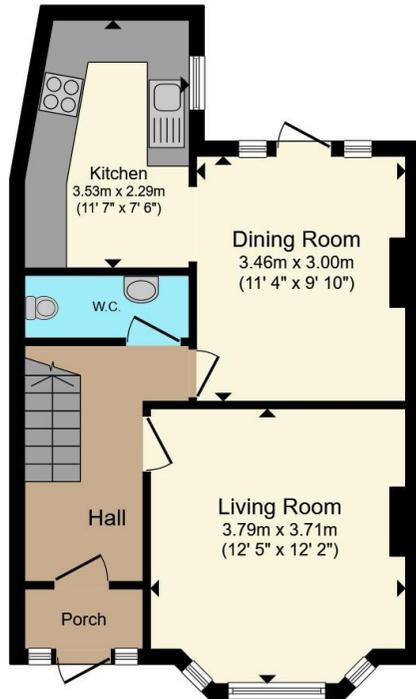
## Shower Room

Fitted shower cubicle, low-level w/c, vanity wash hand basin, heated towel rail and double glazed window to rear.

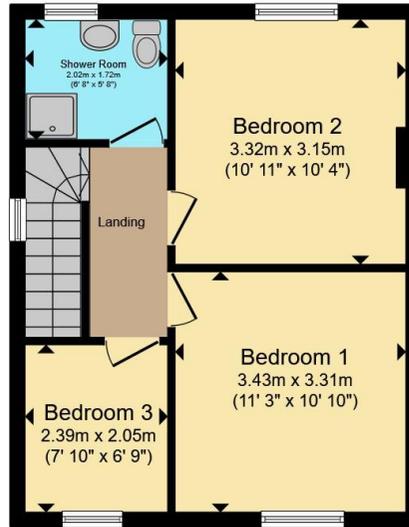
## Outside

The front of the property has a blocked paved drive providing off-road parking.  
The rear garden has lawn to side with fencing to boundaries and has a paved patio area for alfresco dining.





**Ground Floor**



**First Floor**

Total floor area 81.9 m<sup>2</sup> (882 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](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: B

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Tenure: Freehold



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