



Connells

One House Lane
Ipswich



Property Description

Situated on the highly regarded One House Lane this beautifully presented four double bedroom semi-detached home occupies a private road setting and has been thoughtfully modernised throughout. The property benefits from a stunning newly fitted kitchen/diner, refitted first floor shower room, and has been recently redecorated upstairs, creating a stylish and move-in ready home. Offering generous and versatile living space including a bright lounge with bay window, spacious bedrooms and a conservatory overlooking the garden, the property also enjoys a driveway for multiple vehicles with EV charging and a fantastic rear garden in excess of 100ft.

One House Lane is a desirable residential location to the south-west of Ipswich, providing excellent access to local amenities, well regarded schools, and convenient road links via the A12 and A14. Ipswich mainline railway station is within easy reach, offering direct services to London Liverpool Street, making this an ideal choice for commuters. Nearby you will also find Christchurch Park, local shops and supermarkets, all contributing to the areas continued popularity.

Entrance Hall

Double glazed front door, stairs rising to the first floor, doors leading to

Open Plan Kitchen/Diner

A stunning, newly fitted kitchen featuring matching wall and base units in a matt navy finish, integrated double oven and microwave/grill, induction hob positioned on a large central island with breakfast bar, walk-in pantry/utility area, ceramic sink and a boiling water Quooker mixer tap inset into solid worksurface, recessed spotlights and LED feature lighting, wood effect flooring, double glazed window, French doors leading into the conservatory and a separate double glazed door from the dining area opening onto the

garden

Lean-To Conservatory

Upvc double glazed construction, lino flooring and french doors leading out onto the decking area

Lounge

Double glazed bay window to the front, carpet, column radiator, alcoves with fitted shelving

Storage Area

Accessed from the main hallway, with up and over electric garage door

Ground Floor Bathroom

Double glazed window to the side, three piece suite comprising low level w/c, bath, pedestal wash hand basin and radiator

Landing

Carpet, doors leading to

Bedroom One

Extremely spacious double bedroom with double glazed bay window to the front, recessed spotlights, wall lighting, column radiator, feature X-style radiator and carpet.

Bedroom Two

Wood effect flooring, double glazed window to the rear, radiator

Bedroom Three

Double glazed window to the front, radiator, recessed spotlights,

decorative wall panelling

Bedroom Four

Double glazed window to the rear, carpet,, radiator and recessed spotlights

First Floor Shower Room

Beautifully refitted with tiled walls and ceiling, large walk-in shower with rainfall shower, low level w/c built into wall, vanity wash basin with storage and mixer tap, heated towel rail and double glazed window to the rear

Outside

The property is situated on a private residential road and benefits from a newly laid driveway providing off road parking for multiple vehicles, EV charging point (subject to seperate negotiation) and mature planted borders

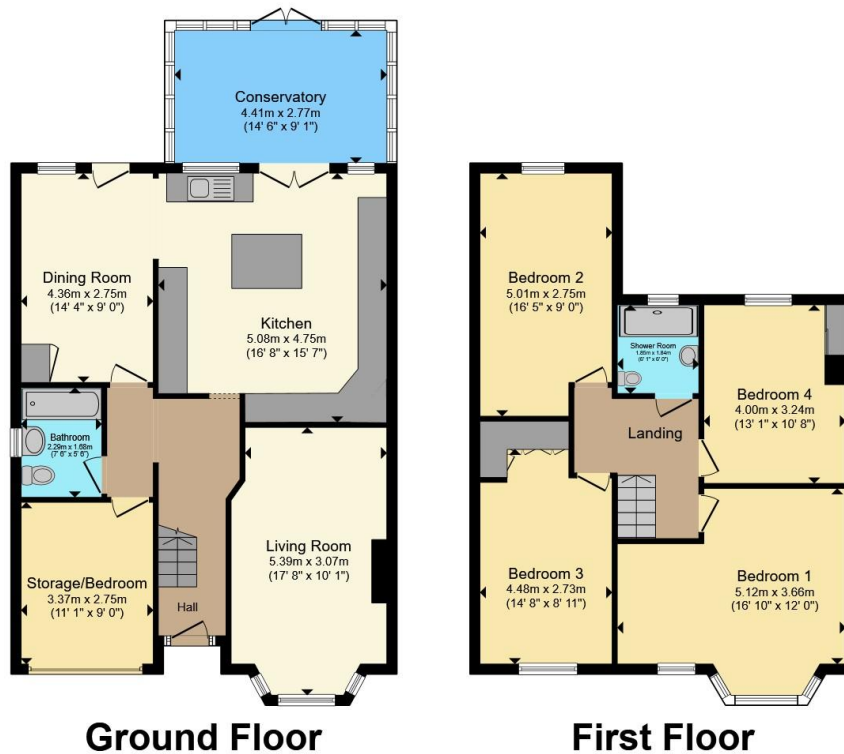
Rear Garden

The rear garden begins with a decking area, enclosed by fencing with outside electrics, with the remainder laid to lawn featuring mature trees and extending to in excess of 100 ft in length

Agent Notes

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.





Total floor area 156.6 m² (1,685 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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EPC Rating: C Council Tax
 Band: C

view this property online connells.co.uk/Property/ICH312323

Tenure: Freehold



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