





## CONTEMPORARY FAMILY LIVING:

Located approximately 2.5 miles from the town centre, this stylish semi-detached family home sits within a modern residential development. Perfectly placed in a quiet setting, with a private driveway and an attractive front lawn, the property offers a welcoming first impression.

The front door opens into a bright hallway with a sleek cloakroom and leads into a spacious lounge filled with natural light, perfect for family time and relaxation. A staircase to the first floor is conveniently located nearby. The open-plan layout of the ground floor enhances the sense of space, with the kitchen/dining area at the rear of the house enjoying an abundance of daylight through French doors. The kitchen features elegant dark cabinetry, a gas hob with an extractor hood, and integrated appliances, while the adjoining dining space overlooks the garden, creating a delightful setting for meals and entertaining.

Upstairs, a generous landing provides access to three well-proportioned bedrooms and a modern family bathroom. The principal bedroom benefits from a stylish en-suite shower room, while the second bedroom serves as an ideal guest room. The third bedroom is currently set up as a home office, catering to those who work remotely. The contemporary three-piece family bathroom includes a bath, perfect for children's evening routines or a relaxing soak after a long day.

### Elegant Design & Setting:

- Modern semi-detached home in a quiet residential area.
- Private driveway and small front lawn for curb appeal.
- Spacious lounge with natural light, ideal for family relaxation.
- Open-plan ground floor with a well-lit kitchen and dining area.
- Stylish kitchen with dark cabinetry, a gas hob, and integrated appliances.
- French doors leading to a private garden with a lawn, patio, and storage shed.
- Three well-sized bedrooms, including a principal bedroom with en-suite.
- A guest bedroom and a third bedroom currently used as a home office.
- Contemporary three-piece family bathroom with a bath.





*"Decorated throughout in a tasteful neutral palette, this attractive and well presented home offers a fantastic living environment in a sought-after location..."*

## LOCATION AND COMMUNITY::

The private rear garden, measuring approximately 45 feet in length, is primarily laid to lawn and complemented by a small patio and a paved area with a substantial storage shed, which will remain with the property. There is also gated pedestrian access to the left when facing the house.

Situated in a peaceful cul-de-sac, ensuring a quieter and more private living environment. The property benefits from a driveway located to the left, offering tandem parking for two cars. Additionally, there are no parking restrictions within the cul-de-sac, providing further flexibility for residents and visitors.

Ipswich, the county town of Suffolk, is a bustling and well-connected hub, making it a popular choice for commuters. The A12 provides easy access to Colchester, Chelmsford, and London, while the A14 links the town to Felixstowe, the Midlands, and the A1. Regular fast trains run to London Liverpool Street, Cambridge, and Norwich, while the stunning Heritage Coast is just a short drive to the north. Ipswich boasts a vibrant cultural scene, a wealth of cafes, restaurants, and pubs, as well as numerous beautiful green spaces. A mix of state and private schools caters to families, and the redeveloped waterfront and marina offer a lively destination for both locals and visitors. Nearby, Woodbridge, with its charming Tide Mill and scenic river walks, is only fifteen minutes away, and Rushmere Common, home to a popular golf club, provides a delightful expanse of open countryside.

- Well-connected with excellent transport links via the A12 and A14. Fast train services to London Liverpool Street, Cambridge, and Norwich.
- Within a mile of Anglia Retail Park, home to Asda, The Range, KFC, McDonald's, Costa, Smyths Toys, Dunelm, and B&M.
- 2.5 miles from Ipswich town centre, which features a mainline train station with direct services to London Liverpool Street in approximately 70 minutes.
- A variety of state and private schools for families.
- 7.5 miles to Needham Market.



## KEY INFORMATION:

### LOCAL SCHOOLS:

- The Beeches Community Primary School (Rated Good) – 0.9 miles
- St Pancras Catholic Primary School (Rated Good) – 1.1 miles
- Castle Hill Infant School (Rated Good) – 1.5 miles
- Dale Hall Community Primary School (Rated Good) – 1.9 miles
- Ormiston Endeavour Academy (Rated Good) – 1.2 miles

### LOCAL AUTHORITY:

Mid Suffolk District Council  
Council Tax Band C

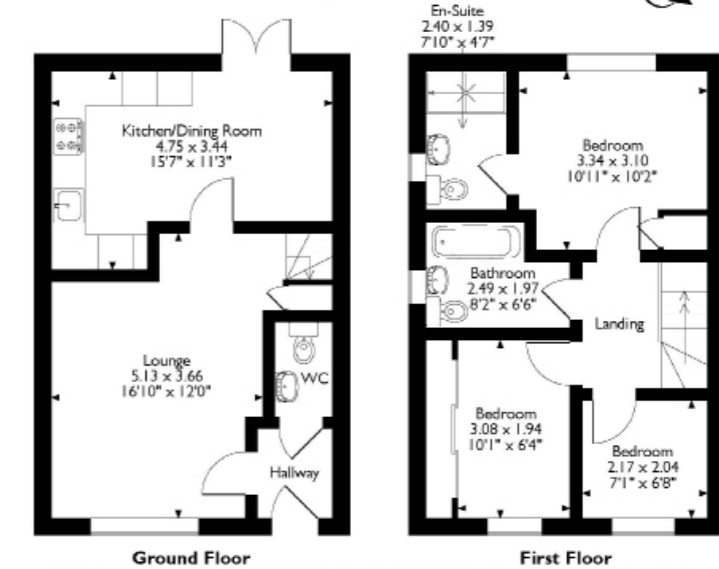
### TENURE:

Freehold

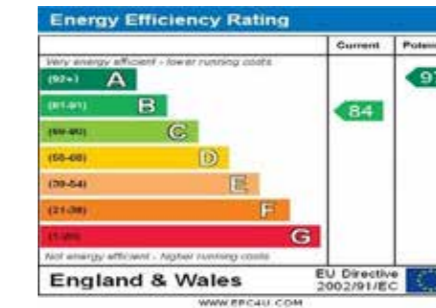
### SERVICES:

Heating - Gas Central Heating  
Mains Electricity  
Mains Water  
Mains Sewerage

## Approximate Gross Internal Area 76 Sq M/818 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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