



The Avenue, Ipswich, IP1 3SY

welcome to

The Avenue, Ipswich

This beautiful, detached home benefits from four large, double bedrooms, three large reception rooms, a ground floor shower room, a 1st floor bathroom, a large, un-overlooked rear garden, a garage and ample off street parking. NO ONWARD CHAIN!

Entrance Porch

A door to the hallway.

Entrance Hall

Stunning, large, open hallway with carpet flooring, double glazed window to the front and doors to all reception rooms.

Cloakroom

Steps down to low level WC, wash hand basin, tiled flooring, part tiled walls and double glazed window to the front.

Study

Double glazed window to the front, carpet flooring, one radiator and wall papered walls.

Lounge

Beautiful, large lounge with double glazed windows to the front and side, a further window to the rear, carpet flooring, one radiator, TV point and an electric fireplace.

Dining Room

French doors to the conservatory, carpet flooring, one radiator and a wall papered wall. This room is the perfect formal dining room, with ample space for a 12 seater table.

Conservatory

Large conservatory with windows to the side and rear, French doors to the garden, wooden flooring, one radiator, doors to the utility room, dining room and double garage. This room has been used as a further dining space, hosting family events.

Kitchen

Double glazed window to the side, tiled effect flooring, eye and base level units with wood effect worktop surfaces, a stainless steel sink plus drainer, an integrated oven with 6 ring gas hob, tiled splashback and space for a dishwasher, fridge/freezer and a small breakfast table.

Utility Room

A door to the side, a further door to the conservatory, wooden flooring, one radiator, two fitted worktops with space for a washing machine, tumble dryer and fridge/freezer.

Ground Floor Shower Room

Modern shower room with low level WC, wash hand basin, a walk in shower with handle less glass enclosure and marble panelled splashback, spot lights, one radiator, chrome heated towel rail, extractor fan, grey hard tiled wood effect flooring and double glazed window to the side.

First Floor Landing

Double glazed window to the front, carpet flooring, loft hatch, one radiator and an airing cupboard.

Master Bedroom

Double glazed windows to the side and rear, carpet flooring, one radiator, a storage cupboard with wash hand basin and a double built in wardrobe.

Bedroom Two

Double glazed window to the rear, carpet flooring, one radiator and a built in wardrobe.

Bedroom Three

Double glazed window to the rear, carpet flooring, one radiator and a built in wardrobe.

Bedroom Four

Double glazed window to the front, carpet flooring, one radiator and a built in wardrobe.

Bathroom

Low level WC, pedestal wash hand basin, a bath with shower attachment and foldable glass screen, fully tiled walls and one radiator.

Outside: Garage

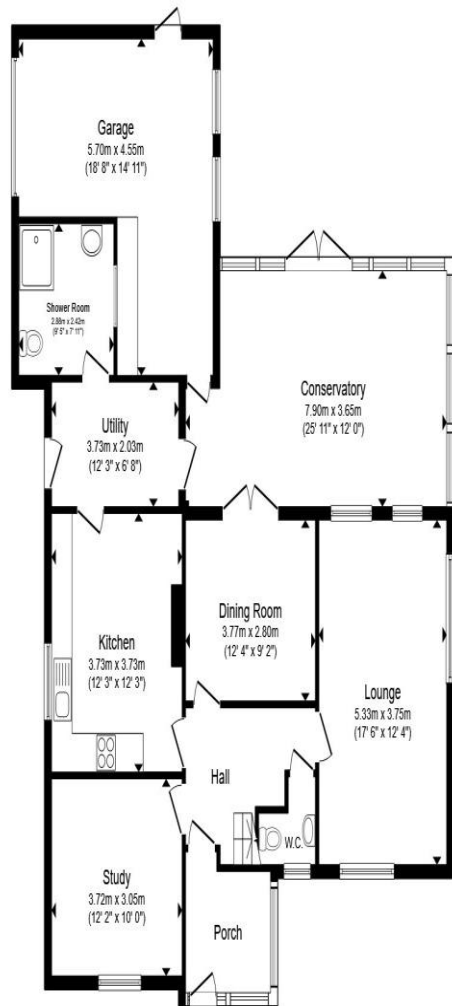
An up and over door to the side of the property, power, light and a door to the garden. This garage can be accessed via the conservatory.

Front Garden

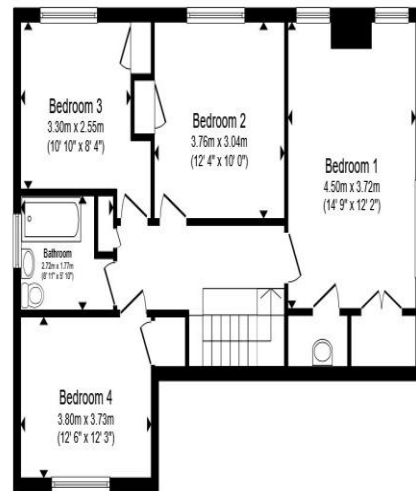
Wraparound plot with a large, block paved driveway to the side, a side access door leading to the utility room, partially fenced and walled borders, with hedging and flower beds, a large, wraparound grassed area, which leads to the front of the property, where there is a porch, a side access gate and a further gate, with a pathway leading to the front door.

Rear Garden

Beautiful, un-overlooked, wraparound rear garden with fully enclosed borders, a raised patio seating area, a pathway to the side, a door to the garage, a large grassed area, hedging and flower beds. This is a large rear garden, perfect for avid gardeners!



Ground Floor



First Floor

Total floor area 202.9 m² (2,184 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



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The Avenue,
Ipswich

- No onward chain
- Four large, double bedrooms, all with built in wardrobes
- Three large reception rooms, a study & ground floor shower room
- Potential for extension (STPP)
- Large, un-overlooked rear garden

Tenure: Freehold EPC Rating: D
Council Tax Band: F

guide price

£600,000



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Property Ref:
IPS121775 - 0003

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