



June Avenue | Ipswich | IP1 4LT

Price £425,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

June Avenue, Ipswich, IP1 4LT

This beautifully presented 3 - 4 bedroom detached bungalow has recently undergone full refurbishment throughout. There is a master bedroom with en-suite which can be reverted back to sitting room if required, a newly fitted Benchmark handle-less kitchen/breakfast with movable matching island, integrated fridge, dish washer, drinks cabinet, induction Coolology hob and matching extractor, LVT flooring throughout, three further double bedrooms, family shower room, utility area and conservatory currently used as a sitting room. Further benefits include new double glazing and gas central heating installed under warranty, solar panels, detached double garage with off road parking in front, newly built timber shed and established gardens surrounding the bungalow. The property is favourably located close to local shops, school and bus service.

ENTRANCE HALL

Composite door into entry hall, LVT flooring, radiator, built in shoe storage unit, doors to bedrooms.

BEDROOM 1

13' 8" x 12' 2" (4.17m x 3.71m) LVT flooring, double glazed bay window to front aspect, radiator, open wardrobe, door into en-suite.

EN-SUITE

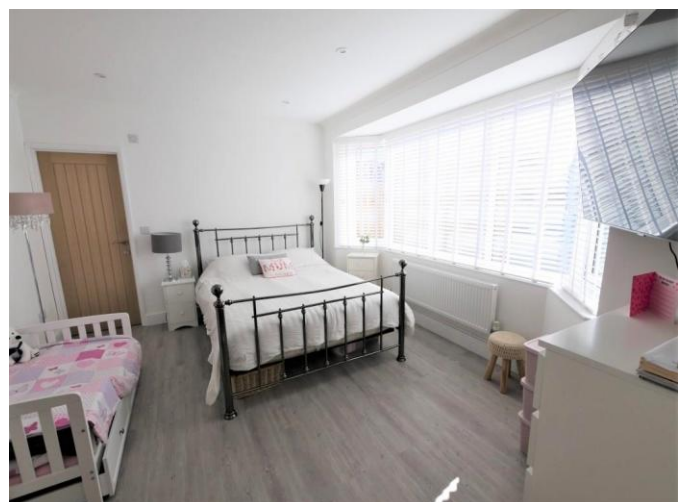
10' 6" max x 10' 3" max (3.2m x 3.12m) L shaped comprising low level WC, his & hers circular wash hand basins with storage cupboards under, shower cubicle, LVT flooring, touch light mirror, heated towel rail, extractor fan, double glazed window to front aspect.

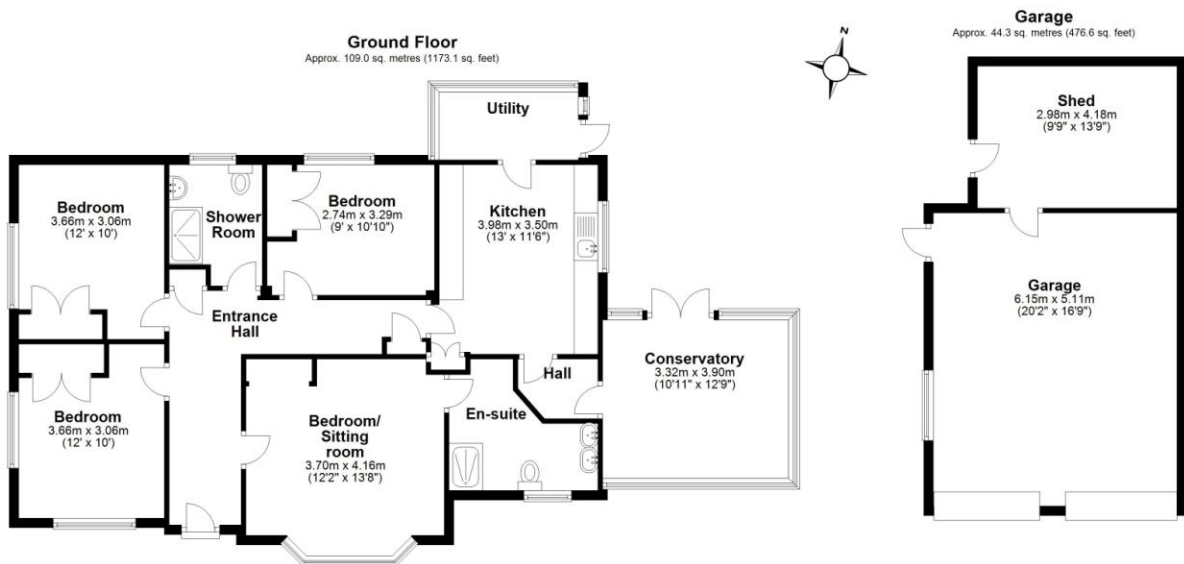
BEDROOM 2

12' x 10' (3.66m x 3.05m) LVT flooring, Dual aspect double glazed windows to front and side aspect, radiator, 2 door built in wardrobe.

BEDROOM 3

12' x 10' (3.66m x 3.05m) LVT flooring, double glazed window to front aspect, 2 door built in wardrobe, radiator.





Total area: approx. 153.3 sq. metres (1649.7 sq. feet)

BEDROOM 4

11' 10" x 9' (3.61m x 2.74m) LVT flooring, double glazed window to rear aspect, radiator, 2 door built in wardrobe.

SHOWER ROOM

7' 3" max x 6' 4" max (2.21m x 1.93m) Comprising Low level WC, enamel wash hand basin with storage cupboards under, shower cubicle, LVT flooring, heated towel rail, double glazed window to rear aspect.

KITCHEN/BREAKFAST ROOM

13' x 11' 6" (3.96m x 3.51m) Benchmark modern fitted kitchen with matching wall & base units with solid wood worktops, matching movable island, integrated full length fridge, dish washer and drinks cabinet, inset sink and drainer with pull down hot and cold mixer tap, Coolology induction 4 ring hob with matching extractor hood, wall mounted electric oven, door to rear lobby and door to utility area.

UTILITY AREA

LVT flooring, plumbing for washing machine, space for freezer, door to rear garden.

REAR LOBBY

LVT flooring, door to conservatory/sitting room.

CONSERVATORY/SITTING ROOM

12' 9" x 10' 11" (3.89m x 3.33m) LVT flooring, radiator, double glazed double doors to rear garden.

DOUBLE GARAGE

20' 2" x 16' 9" (6.15m x 5.11m) 2 Up & over roller doors, power & lighting connected, window and door.

OUTSIDE

Double driveway providing off road parking, driveway leading to double garage, access from driveway into rear garden which is mainly laid to lawn with flower & shrub borders, Newly built timber shed with power & lighting measuring 12' 11" x 10' access gate to side with all new built fencing with access gate to front with is mainly laid to lawn enclosed by brick wall.

COUNCIL

Ipswich Borough Council
Council tax band (D) £2,254.05

NEAREST SCHOOLS

Dale Hall C.P. school & Ormiston Endeavour Academy.

SERVICES

We understand all mains services are connected.

SOLAR PANELS

We understand the solar panels are owned by the current owners creating an income.

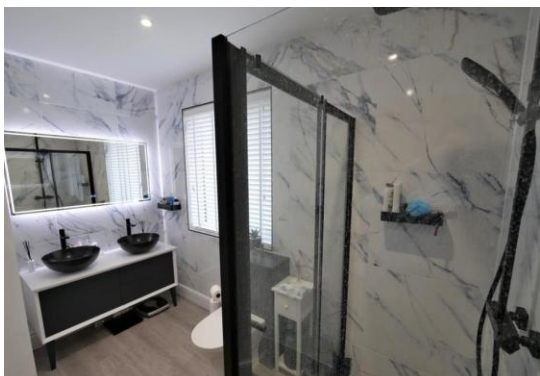
Consumer Protection Regulations 2008

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June Avenue IPSWICH IP1 4LT	Energy rating B	Valid until: 23 March 2034
		Certificate number: 9211-6164-5002-0027-9506



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