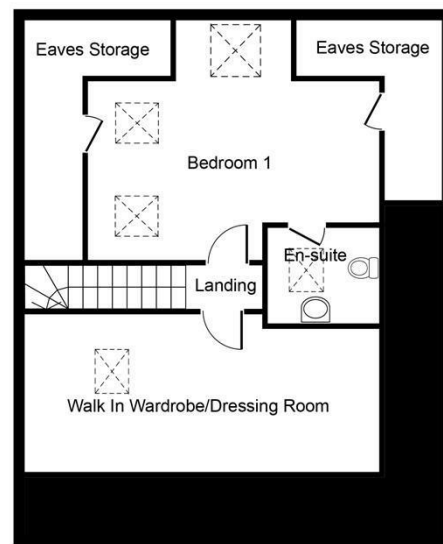
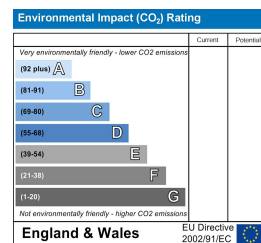
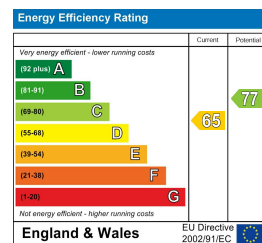


Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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26 Dereham Avenue, Ipswich IP3 0QB

£390,000

HAMILTON SMITH IPSWICH are pleased to present this EXTENDED and much improved THREE bedroom DETACHED chalet bungalow presented in EXCELLENT condition throughout. Situated on the popular River development within walking distance of Hollywells park. Boasting an OPEN PLAN kitchen/diner with BI-FOLD doors, loft conversion and GARDEN STUDIO. The ground floor offers a large hallway with storage cupboards, 2 bedrooms, bathroom, an impressive open plan kitchen/diner space, the loft conversion has a master bedroom, en-suite WC and walk in wardrobe/dressing room. With gas central heating, double glazed windows and off road parking.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

26 Dereham Avenue, Ipswich, Suffolk, IP3 0QB

Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

Path leads to the side of the bungalow with access to the rear via a gate and double glazed entrance door to...

HALLWAY:

A welcoming hall with doors off, 2 useful cupboards and an airing cupboard.

LOUNGE: 16'3 x 10'5 (4.95m x 3.18m)

Double glazed bay window to front, a feature gas fire, stairs to 1st floor.

OPEN PLAN KITCHEN/DINER:

DINING SPACE: 11'9 x 11'3 (3.58m x 3.43m)

Bi-fold double glazed doors with built in blinds opens to the rear, Karndean laminate flooring, beautiful fireplace, opens through to the kitchen.

KITCHEN: 17 x 9'6 (5.18m x 2.90m)

With double glazed windows to side, and double glazed door and windows to rear. The kitchen is fitted with ample wall and base units, cupboards, range of drawers, worktops, sink and drainer with mixer tap, integrated dishwasher and double oven, 5 ring gas hob with glass splash back and extractor over. Further space for appliances. The Karndean flooring flows from the kitchen through to the dining space. Inset ceiling spot lighting.

BEDROOM TWO: 13'5 x 10'6 (4.09m x 3.20m)

Double glazed bay window to front and a radiator.

BEDROOM THREE: 10 x 9'9 (3.05m x 2.97m)

Double glazed window to side and radiator.

BATHROOM:

Double glazed window to side. Paneled bath with a mixer shower tap, separate shower cubicle, combination vanity unit with concealed cistern with WC and hand wash basin, part tiled walls, towel radiator and extractor.

1st FLOOR:

Landing with skylight, access to the bedroom and walk in wardrobe, glass panel and door to...

BEDROOM ONE: 15'8 x 11'3 (4.78m x 3.43m)

Double glazed Velux skylights to the vaulted ceiling on the south facing side and rear, radiator, useful storage in the eaves with lighting, door to...

EN-SUITE:

Double glazed Velux skylight, W.C, hand wash basin, towel radiator and extractor.

WALK IN WARDROBE/DRESSING AREA:

Double glazed Velux skylight and a radiator. Condensing combi boiler 2016. Spot lighting and useful storage in the eaves with lighting.

OUTSIDE: 12'2 x 15'5 (3.71m x 4.70m)

To the front is a shingle driveway providing off road parking for 2 cars, useful outside sockets. Access to the rear is via a path leading down the side of the property passing the front door with a gate to rear garden.

The well kept west facing rear garden has a large patio and lawn. There is a tree and a range of flower and shrubs. The garden STUDIO/SUMMER HOUSE is over 15ft x 12ft and benefits from power and lighting with double doors and windows to the front. Outside lighting & electric sockets.

Council Tax is C and the property is on a water meter.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com
Please check current COVID-19 guidelines.

