



## 29 Dereham Avenue, Ipswich, 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.

### OUTSIDE:

Over 80ft

Front door with side windows to...

### ENTRANCE HALL:

Exposed floor boards, radiator, under stairs cupboard, doors off.

### LOUNGE: 13'2 x 12'2 (4.01m x 3.71m)

Double glazed bay window to front, laminate floors, feature wood burner, bespoke fitted shelving, coved and a radiator.

### DINING ROOM: 11'9 x 10'3 (3.58m x 3.12m)

Double glazed doors to rear garden, laminate floor, fitted cupboards and a radiator.

### KITCHEN/BREAKFAST ROOM: 16'5 x 8'7 narrowing to 7'4 (5.00m x 2.62m narrowing to 2.24m)

This extended space has wall and base units, oak work tops, 5 ring gas hob with extractor over, electric oven, space for appliances, sink and drainer, integrated slimline dishwasher, drawers, double glazed door to side, double glazed windows to side and rear.

### 1st FLOOR LANDING:

Loft access, doors off, double glazed window to side.

### BEDROOM ONE: 13'7 x 10 (4.14m x 3.05m)

Double glazed bay window to front. fitted wardrobes, exposed floor boards and a radiator.

### BEDROOM TWO: 11'9 x 8'5 (3.58m x 2.57m)

Double glazed window to rear, fitted wardrobe and a radiator.

### BEDROOM THREE: 8'8 x 7'5 (2.64m x 2.26m)

Double glazed window to rear, radiator, fitted wardrobe with chest of drawers and shelving.

### BATHROOM:

Double glazed window to front, bath with mixer shower tap over, W.C, hand wash basin and a radiator. Wood floor and part tiled walls.

### OUTSIDE:

To the front is an enclosed garden with steps to the front door and side access leads to the rear via a gate.

The well kept and established rear garden is over 80ft with a range of shrubs, trees and flower beds. There is a patio and lawn, outside tap. At the top of the garden there is a shed and an extended garage with an attached workshop (L shaped) with power & lights connected, rear gate access via an un adopted vehicle lane.

### IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

Please check current COVID-19 guidelines.

