

# Foxhall



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## June Avenue

The Dales, Ipswich, IP1 4LT

Guide price £425,000





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## Summary Continued

To the front is a block paved driveway providing off road parking for two vehicles.

On top of this there is a good sized front garden which could also be used to create extra parking if required.

The bungalow further benefits from gas central heating, double glazing throughout, oak panelled doors, fitted blinds and matching laminate flooring and carpets throughout.

Situated to the North/West of Ipswich the location offers plenty of amenities including supermarkets, local bus routes and access to the town centre and A14/A12.

The town of Ipswich offers a range of amenities including schools, university, independent and high street shops, hospital, theatres & cinemas, vast selection of restaurants & bars, beautiful parks such as the historic Christchurch Park and the popular Orwell Country Park as well as many more recreational and educational facilities. The town centre homes the mainline railway station which provides direct links to London Liverpool Street and where you can also find the beautiful Ipswich Marina which has undergone extensive redevelopment over the years to create a wonderful vibrant waterfront which is lined with restaurants, cafes, galleries and shops.

## Front Garden

Wrap around front garden on this corner plot property, mainly laid to lawn, attractive mid height brick wall around. Landscaped with a block paved pathway to the front door and pedestrian gate to rear.

## Entrance Hallway

Entrance door into the entrance hallway which

comprises laminate flooring, radiator, doors off to bedrooms one, two, three and bedroom four / lounge and the bathroom and the kitchen, two storage cupboards with plenty of shelving, spotlights, etc. The hallway also has access to the loft via a hatch which has a ladder and has a light.

## Kitchen / Breakfast Room

13'3 x 10'11 (4.04m x 3.33m)

Comprising of wall and base units with cupboards and drawers under and worksurfaces over, an Asterite one and a half sink bowl directional tap, double glazed window to the rear with fitted blinds, cupboard housing the Glow-Worm boiler (installed in 2023), an integral wine cooler, integral dishwasher, inset Cookology hob with Cookology induction hob over, inset lights, integral Candy fridge, integral Cookology oven, a large freestanding kitchen island with solid worktop with storage underneath and breakfast bar ends, part glazed and uPVC door into the rear porch / utility room, laminate flooring, spotlights, coving, radiator, built in cupboards, splashback tiling. As the kitchen island is moveable this is perfect to open the space up when needed or provide a focal point.

## Lounge / Bedroom Four

13'6 x 12' (4.11m x 3.66m)

Laminate flooring throughout, lovely large double glazed bay window with fitted slatted blinds, radiator, alcove with hanging space, door through to the bathroom / en-suite. Currently being used as a fourth bedroom however would be suitable as a lounge also.

## En-Suite Shower Room

Freestanding twin sinks with vanity wash hand basin, large mirror with integral lights and bluetooth, low flush W.C. with concealed backplate, large walk in shower cubicle with hand held shower and rainfall shower over,

splashback tiling, laminate flooring, obscure double glazed window to the front and slatted blinds, spotlights, extractor fan and an upright heated towel rail. A stud wall was erected to make this an en-suite however this can be removed to open the room to the rest of the property.

### **Bedroom One**

9'10" x 11'9" (into wardrobes) (3.00m x 3.60m (into wardrobes))

Double glazed window to the front and side with fitted slatted blinds to each, radiator, a large built in cupboard with plenty of hanging space etc, laminate flooring.

### **Bedroom Two**

9'10" x 11'9" (into wardrobes) (3.00m x 3.60m (into wardrobes))

Double glazed window to the side with fitted slatted blinds, radiator, laminate flooring, large built in wardrobe.

### **Bedroom Three**

8'11" x 11'5" (into wardrobes) (2.72m x 3.50m (into wardrobes))

Double glazed window to the side, fitted blinds, radiator, laminate flooring, oak panel built in cupboards

### **Family Shower Room**

Large walk in shower cubicle fitted with a hand held shower and over head rainfall shower, vanity wash hand basin, low flush W.C. with a concealed backplate, obscure double glazed window to the rear with fitted slatted blinds, a mirror with inset lights, laminate flooring, upright heated towel rail, extractor fan and spotlights.

### **Rear Lobby**

Laminate flooring and door to the conservatory. Please note that the walls of this rear lobby back onto the en-suite from the lounge / bedroom four and therefore could be removed to create a hallway with separate entrance to the shower room.

### **Conservatory**

12'2 x 9'4 (3.71m x 2.84m)

Constructed of uPVC and brick construction and double glazed, power and lighting, laminate flooring, radiator, double glazed French doors onto the patio.

### **Rear Porch / Utility Room**

Washing machine, freezer, pedestrian door to the rear garden.

### **Rear Garden**

47'11" x 26'2" (14.628 x 7.990)

A fully enclosed rear garden with a large block paved patio suitable for alfresco dining, laid to lawn, double gates back onto the driveway, access to both the workshop and the double garage, outside tap and an electric point. There is also some storage space along the side of the bungalow. There is also a further

pedestrian gate back round to the front of the property on the left hand side of the bungalow.

### **Double Garage**

A double garage with two manual up and over doors, power and lighting, hardstanding, plenty of rafter storage, a uPVC and glazed door and a glazed window.

### **Workshop**

13'1" x 9'2" (4.009 x 2.815)

A nice workshop on the side of the garage suitable for storage or a garden office etc, beams across which could be insulated if needed and the workshop has power and light.

### **Solar Panels**

Property comes with 16 solar panels owned outright and we are told by the current owners that they produce enough for the property and also make a return.

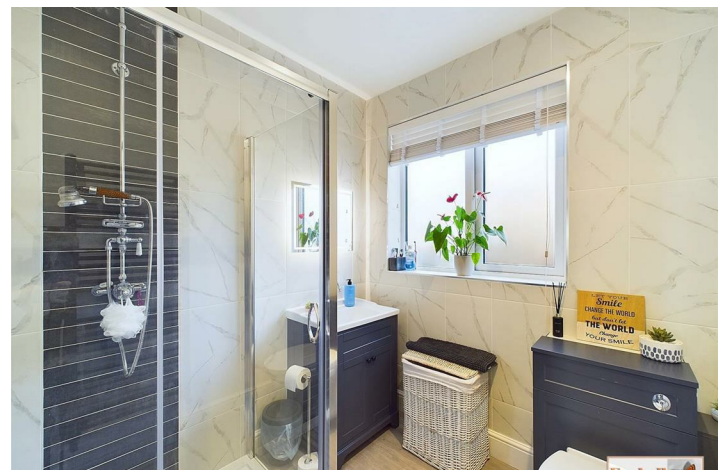
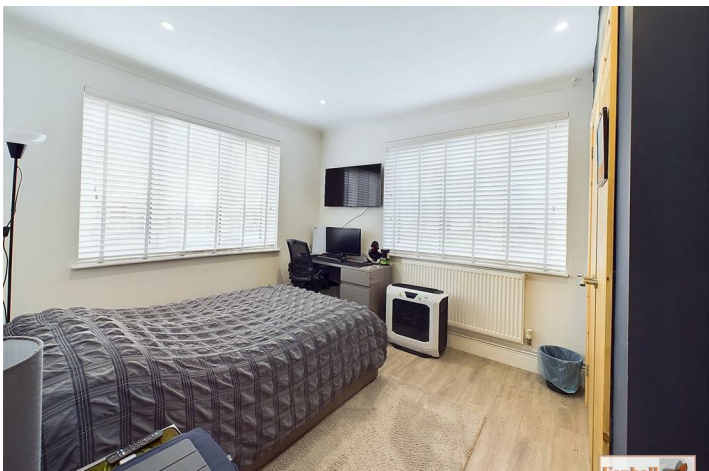
### **Agents Notes**

Tenure - Freehold

Council Tax Band - D

We have included a plan to show the reconfiguration that is possible to the lounge and en-suite shower room by removing a stud wall.





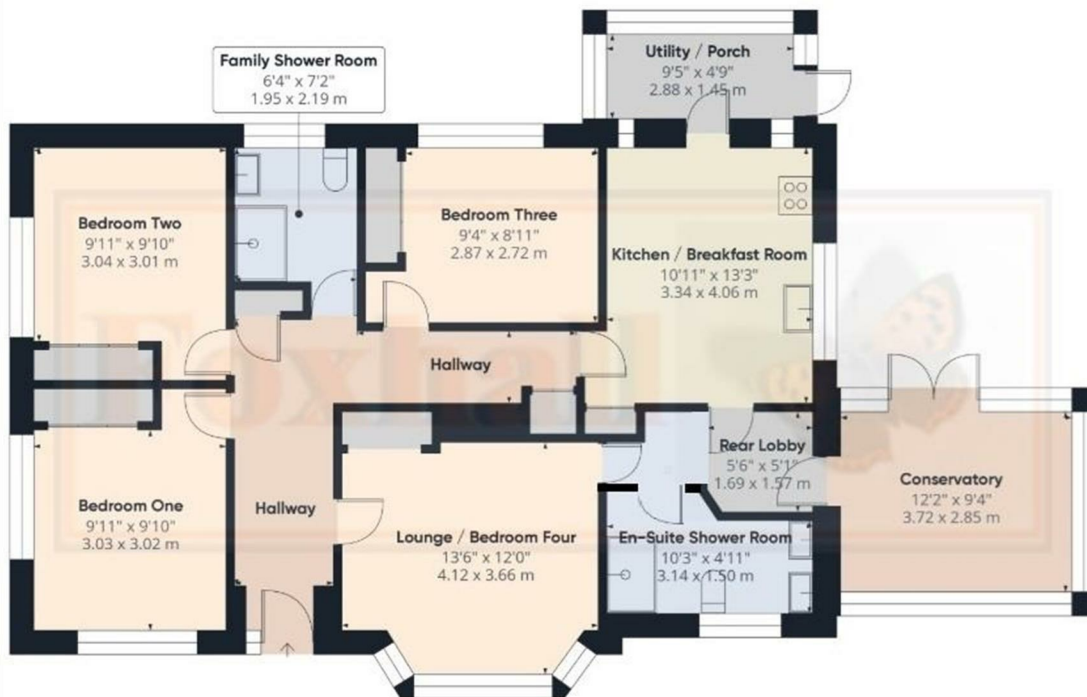








### Potential reconfiguration to Lounge and Shower Room



**Approximate total area<sup>(1)</sup>**  
1119.02 ft<sup>2</sup>  
103.96 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 0 Building 1



Road Map



Hybrid Map



Terrain Map



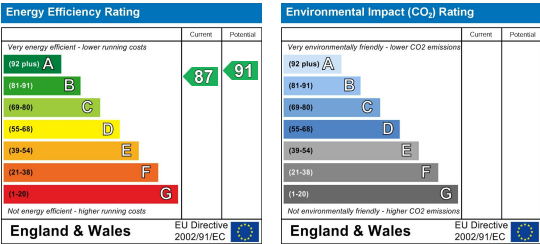
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.