



GRACE
ESTATE AGENTS



June Avenue, Ipswich, Suffolk
£350,000

 3  1  2  C

CHAIN FREE: A fantastic opportunity to acquire this established three bedroom extended detached bay fronted family house located the popular Dales Hall area of Ipswich close to facilities and A12/A14 junction.

- **DETACHED FAMILY HOME**
- **EXTENDED ACCOMMODATION**
- **CHAIN FREE**
- **CLOAKROOM**
- **DINING ROOM/SECOND RECEPTION**
- **KITCHEN/BREAKFAST ROOM**
- **CONSERVATORY**
- **THREE GOOD SIZED BEDROOMS**
- **GARAGE**
- **AMPLE OFF ROAD PARKING**

LOCATION:

The property is situated on the popular Dales Hall area to the north side of the town, just off Henley Road. Within easy striking distance are a range of local amenities such as a public house, parade of shops and schools. Ipswich town centre offers a wide range of facilities including coffee houses, bars, restaurants and shops. For the commuter Ipswich Mainline Railway Station is also within easy travelling distance.

PROPERTY:

This three bedroom two reception detached home has been extended to provide generous accommodation and stands on a good sized plot of approximately 0.11 acres. The property would ideally suit a growing family and at present has most of those everyday family needs to include:- gas to radiator heating, double glazing, ground floor cloakroom, dining room/second reception and kitchen/breakfast room to name but a few.

The accommodation comprises:- entrance hallway, cloakroom, sitting room, dining room/second reception, conservatory and kitchen/breakfast room. The first floor leads off the landing with three good sized bedrooms and a shower room. Outside there is a generous plot with ample off road parking, garage, workshop and generous rear garden.

Council Tax: D
Ipswich Borough Council





ENTRANCE HALLWAY:

Doubler glazed frosted entrance door to:- staircase to first floor landing, storage cupboard under stairs, radiator and double glazed window to side elevation.

CLOAKROOM:

6'11 x 3'11 (2.11m x 1.19m)

Double glazed frosted window to side elevation, wash hand basin with vanity unit, radiator and tiled splashbacks.

SITTING ROOM:

14'11 x 10'11 (4.55m x 3.33m)

Feature double glazed bay window to front elevation and two radiators.

DINING ROOM/SECOND RECEPTION:

19'5 x 10'11 (5.92m x 3.33m)

Two double glazed windows to side elevation, two double glazed picture windows to rear conservator, double glazed French doors to conservatory, Velux style skylight window to rear elevation (providing light), two radiators and wooden flooring. Open access to kitchen.





CONSERVATORY:

10'11 x 7'1 (3.33m x 2.16m)

Polycarbonate roofing, double glazed windows to three elevations, double glazed door to garden, power and lighting.

KITCHEN/BREAKFAST ROOM:

19'2 x 10'11 (5.84m x 3.33m)

Double glazed window to rear elevation, double glazed door to side, Velux style skylight window to rear (providing lighting), one and a half bowl inset sink unit inset to work top with cupboards under, a range of wall mounted and floor standing cupboards drawers and units with adjacent work tops, wall mounted matching units, space for cooker space for dish washer, space for fridge/freezer, breakfast bar with space for seating and a further range of matching cupboards and drawers with work top and space for washing machine,

LANDING:

Access to loft space (with loft ladder), double glazed window to front and side elevations and doors to:-

BEDROOM ONE:

15'6 x 11'0 (4.72m x 3.35m)

Feature double glazed bay window to front elevation and radiator.

BEDROOM TWO:

11'6 x 10'11 (3.51m x 3.33m)

Double glazed windows to side and rear elevation and radiator.

BEDROOM THREE:

11'0 x 8'5 (3.35m x 2.57m)

Double glazed windows to front and rear elevations and radiator.



SHOWER ROOM:

7'2 x 6'8 (2.18m x 2.03m)

Double glazed frosted window to side elevation, radiator, pedestal wash hand basin with mixer tap, low level WC, generous walk in corner shower unit with screen and wall mounted shower, with tiled splashbacks, heated towel rail, heated and back lit vanity mirror.

**FRONT GARDEN:**

Laid mainly to concrete for off road parking, with flower beds behind a brick boundary wall and wrought iron style pedestrian gate.

REAR GARDEN:

Paved patio area, laid mainly to lawn with established flower beds and borders, fenced with additional rectangular area for vegetable plot.

GARAGE:

16'7 x 8'6 (5.05m x 2.59m)

double wooden access doors, power and lighting with door to rear workshop.

WORKSHOP:

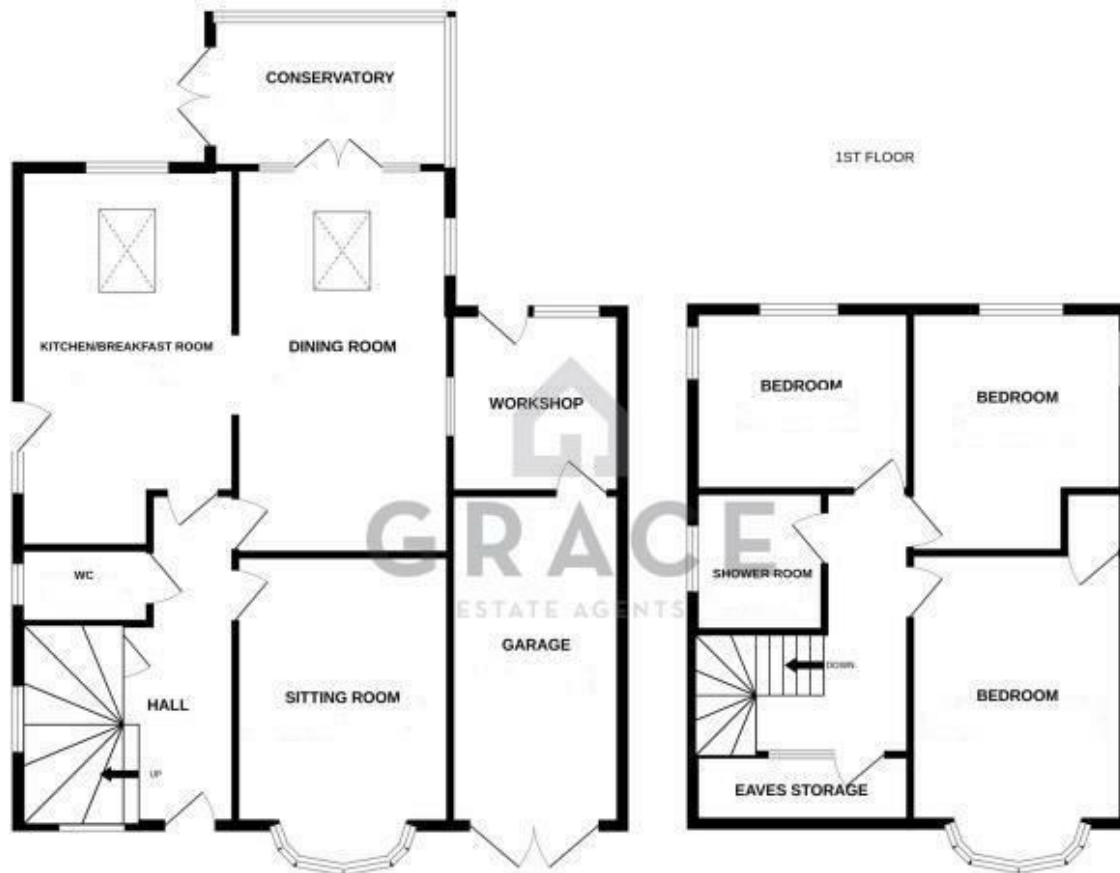
9'1 x 8'7 (2.77m x 2.62m)

Double glazed window and door to garden, wall mounted Vaillant boiler, power and lighting.





GROUND FLOOR

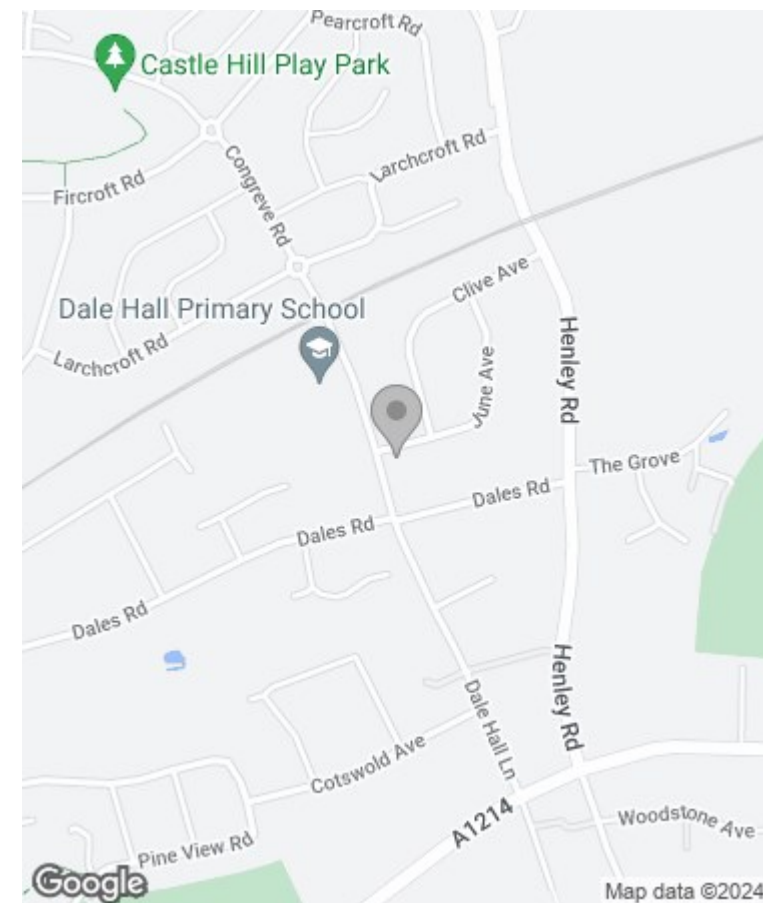


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	75
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	