



Churchill Avenue, Ipswich,
£280,000

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A great opportunity to acquire this deceptively spacious three bedroom terrace home nestled in a cul-de-sac location on the desirable East side (IP4) of Ipswich.

- **IP4 CATCHMENT AREA**
- **THREE BEDROOM**
- **LARGE MODERN TERRACE HOUSE**
- **CUL-DE-SAC LOCATION**
- **17'11 LOUNGE/DINER**
- **FITTED KITCHEN**
- **MODERN BATHROOM**
- **INTEGRAL GARAGE**
- **SOUTHERLY REAR GARDEN**
- **DRIVEWAY**

PROPERTY:

A truly spacious modern style three bedroom terraced residence nestled in this cul-de-sac location. The property is positioned in the desirable east (IP4) area of Ipswich with popular schools (subject to availability) on your door step. The property is larger than first expected and is set out over two floors. The first floor has a porch, entrance hall, fitted kitchen, large lounge/diner and lean to conservatory. The first floor has three sizeable bedrooms and a modern four piece bathroom suite. Outside an open plan front garden has a drive and access to an integral garage. The rear garden is southerly facing with large wooden decking lawn and a timber shed.

Council Tax : Band C
Ipswich



**LOCATION:**

Churchill Avenue is located to the eastern side of Ipswich and offers an array of local amenities. School catchments (subject to availability) include Britannia Primary School and Copleston High school as well as local nurseries and day care. Ipswich hospital and derby Road train station are located within walking distance and local shops include convenience stores, supermarkets and takeaways, there are also several outdoor recreational facilities including parks. Heading out of Ipswich the A12 and A14 trunk roads can easily be accessed as providing routes to places such as Felixstowe, Martlesham and Woodbridge.

PORCH:

4'11 x 2'10 (1.50m x 0.86m)

Double glazed entrance door and window to: entrance porch with tiled flooring and further double glazed door and side panel to:-

ENTRANCE HALL:

9'9 x 5'6 (2.97m x 1.68m)

Radiator, built in cloaks cupboard and tiled flooring.





KITCHEN:

12'4 x 7'2 (3.76m x 2.18m)

Double glazed window to front elevation, one and a quarter bowl sink unit inset to work top with cupboards under, a range of floor standing cupboards drawers and units with adjacent work surfaces, wall mounted matching cupboards, stainless steel filter hood over four ring hob, inset electric oven to tall standing unit, radiator, space for American fridge/freezer, space for washing machine, space for dishwasher, and wood laminate flooring.





LOUNGE/DINER:

17'11 reducing 10'4 x 16'10 (5.46m reducing 3.15m x 5.13m)

Window to conservatory, door to conservatory, two radiators, built in double storage cupboard stairs to first floor landing and wood laminate flooring.

LEAN TO CONSERVATORY:

12'0 x 5'5 (3.66m x 1.65m)

Windows to three elevations, door to veranda and garden. Wood laminate flooring.

LANDING:

10'11 x 2'8 (3.33m x 0.81m)

Doors to bedrooms and bathroom. Built in cupboard housing wall mounted gas boiler.

BEDROOM ONE:

14'4 x 10'3 (4.37m x 3.12m)

Double glazed window to rear elevation and radiator.



**BEDROOM TWO:**

11'3 x 7'10 (3.43m x 2.39m)
Double glazed window to rear elevation, radiator and built in double wardrobe cupboard.

BEDROOM THREE:

13'6 x 8'4 (4.11m x 2.54m)
Double glazed window to front elevation and radiator.

BATHROOM:

8'4 x 7'9 (2.54m x 2.36m)
Low level WC, wash hand basin with vanity cupboard, panel bath with mixer tap shower spray, shower cubicle with shower unit and screen doors, heated towel radiator, tiled flooring and drop light switch.

FRONT GARDEN:

Open plan with lawned area and concrete driveway to integral garage.

GARAGE:

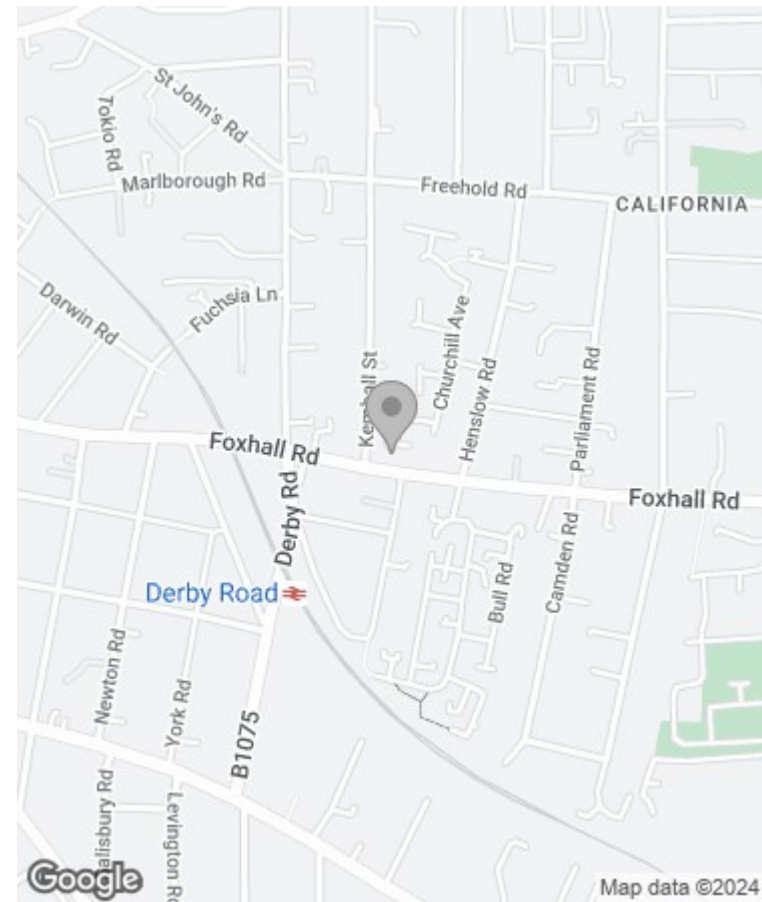
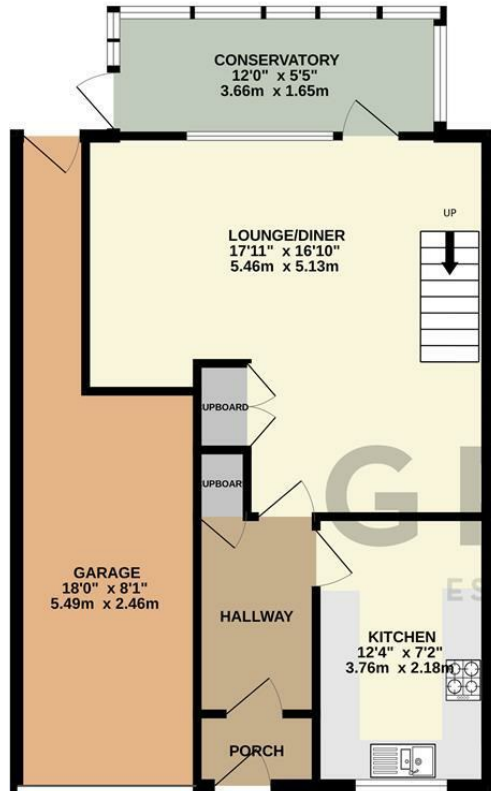
18'0 x 8'1 (5.49m x 2.46m)
Up and over door, power and lighting, corridor access to personal door with further access to rear garden.

REAR GARDEN:

Southerly facing garden with large decked area, laid mainly to lawn and enclosed with fencing.

GROUND FLOOR

1ST 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.

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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			
		70	83
		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			
		EU Directive 2002/91/EC	