



St. Augustines Gardens, Ipswich,
£515,000

- Four Bedroom Detached House
- Annexe Accommodation to Side
- Outdoor Bar/Entertainment Room
 - Outdoor Craft/Gym Room
 - Ample Off-Road Parking
 - Attached 20ft Garage
 - Cul-De-Sac Location
 - Bixley, East Ipswich
- Potential for Conversion back to Five Bedrooms
- Four Receptions & Three Bathrooms



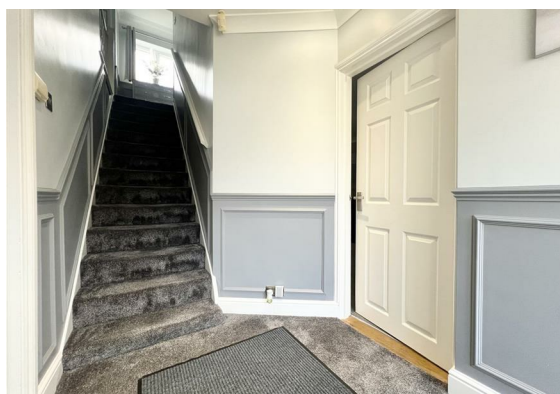
An immaculately presented and spacious four bedroom detached house with outbuildings, situated in the highly sought-after area of Bixley, East Ipswich.

The Property

An impressive and substantial four bedroom detached family home situated in a cul-de-sac in the desirable location of Bixley, East Ipswich.

The property boasts four double bedrooms, three of which are on the first floor, three bathrooms, three internal reception rooms, a study, ample off-road parking, 20ft garage, two outbuildings currently utilised as a gym, bar/entertainment room and a craft room.

Bedroom Four is on the ground floor and has direct access to the ground floor shower room and kitchenette in the room.





Location

Quiet Cul-De-Sac within Britannia & Broke Hall Primary & Copleston High School catchments (subject to availability). Walking distance to local amenities on Broke Hall including hairdressers, fish & chip shop, Indian restaurant, Premier Express convenience store and Co-op. Bus routes to various locations including Ipswich town centre and near to Ipswich Hospital. Sainsburys Warren Heath & Futura Retail Park is just over 1 mile away and provides John Lewis & Waitrose, Lidl, B&Q, Food Warehouse and local fast food restaurants. Felixstowe Road provides excellent links to the A12/A14.

Ground Floor

Entrance Hall

Spacious entrance hall with frosted double glazed UPVC front door, carpeted throughout, LED spotlights, panelled walls, built-in storage cupboard and doors to:

Study

8'5" x 5'8" (2.57 x 1.73)

Overlooking the front aspect is the study with wall and base levels units, fitted desk area, wood effect flooring, LED spotlights and two internal windows into the dining room.

Dining Room

18'10" x 11'9" (5.74m x 3.58m)

18ft versatile reception room with feature fireplace and surround, small window to side aspect and internal French doors opening to:



Rear Lounge

13'3" x 12'1" (4.04m x 3.68m)

Light and airy lounge with vaulted ceiling, vertical radiator large window to rear and French doors leading to rear patio.



Living Room

11'7" x 11'1" (3.53m x 3.38m)

Good sized living room overlooking the front aspect, carpeted throughout and door to:



Kitchen

14'10" x 9'11" (4.53 x 3.03)

Fully fitted kitchen comprising a range of wall and base units with black marble effect worktop, inset dual stainless steel sink with drainer and mixer tap, space and plumbing for washing machine, integrated eye level double oven and gas hob with stainless steel splashback and cooker hood. Cupboard under stairs and large window overlooking rear garden, doorway to rear lobby, LED spotlights and under cupboard lighting.



Lobby

5'6" x 4'9" (1.70 x 1.45)

Fitted worksurface with cupboards above and below, double glazed UPVC door to outside and doors to:

Bedroom Four

16'0" x 10'9" (4.88m x 3.28m)

The fourth bedroom is room with a kitchenette area comprising wall and base units & worksurface, breakfast bar and further space for a double bed and built in wardrobe overlooking the front aspect.





Shower Room

6'0" x 5'10" (1.83 x 1.79)

Three piece suite comprising low level WC, pedestal hand wash basin, corner shower enclosure, partially tiled walls and frosted window overlooking the rear aspect.

First Floor

Spacious landing with built-in storage cupboard, window overlooking rear garden, panelled walls and doors leading to:

Bedroom One

12'9" x 11'10" (3.91 x 3.61)

Originally two bedrooms, the main bedroom spans the length of the property and has dual aspect over the front and rear. Separated into bed area and dressing area, there are fitted wardrobes along both walls to the rear and space for a king size bed to the front.



Double glazed window to front and rear, two radiators, downlighters, coved ceiling, fitted wardrobes to dressing area.

Please note that this was previously two separate bedrooms and the new owners could easily convert back to two bedrooms

Bedroom Two

20'0" x 10'10" (6.10m x 3.30m)

Originally the master bedroom, bedroom two is generously sized and overlooks the front aspect. There is a built-in wardrobe over the stairs and door leading to:



Ensuite

9'10" x 5'6" (3.02 x 1.70)

Four piece ensuite, panelled bath with Traditional chrome bath/shower mixer tap, low level WC, pedestal wash hand basin, separate enclosed shower cubicle, heated towel rail, frosted double glazed window to rear, LED spotlights and tiled walls and flooring.



Bedroom Three

11'6" x 10'9" (3.53 x 3.30)

Further double bedroom over the front aspect with fitted wardrobes.



Family Bathroom

7'8" x 6'9" (2.34 x 2.06)

Tiled enclosed bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, tiled flooring and half tiled walls, LED spotlights, frosted double glazed window to rear.



Outside

A 65ft (approx) Easterly facing rear garden fully enclosed with timber fencing with a large paved patio area, landscaped garden mainly laid to lawn, garden shed.

A unique selling point of the garden is the rear terrace surrounding the back of the garden. This is accessed behind the brick outbuilding up the steps and running along the rear fence. There is enough space at each end to place a seating area.

To the front of the property is an in and out block paved driveway with a low brick wall and gated side access to the rear.



Bar/Entertainment Room

18'3" x 14'11" (5.57 x 4.55)

A fantastic entertainment space with snooker table, bar area, integrated sound system and LED spotlights. Double glazed French doors and personal door, double glazed window to front and side aspect. Timber clad outbuilding.



Craft Room

21'9" x 11'3" (6.63m x 3.43m)

Brick built construction, double glazed windows to front and side, Karndean flooring and double glazed door. To the rear of this outbuilding:

Gym

9'8" x 8'2" (2.96 x 2.49)

Double glazed window and door providing separate access.

Garage

20'0" x 8'2" (6.10 x 2.49)

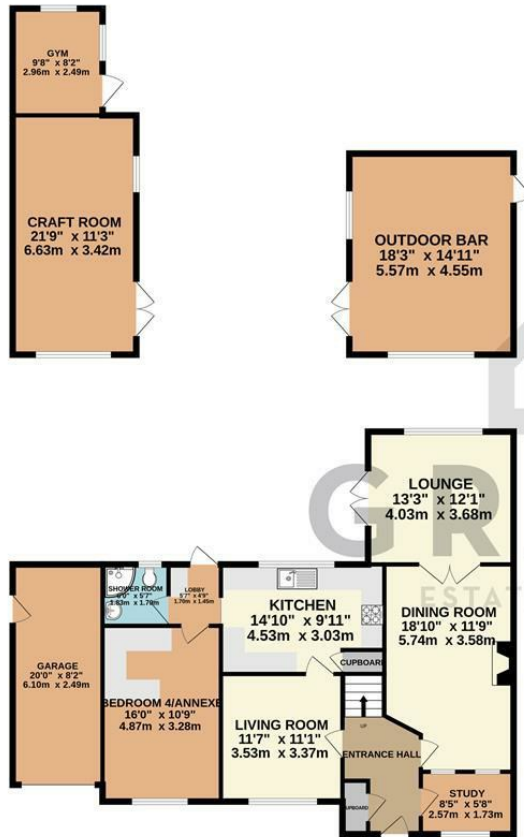
Situated to the side of the property with up and over door and personal door, eaves storage space, power and light connected.



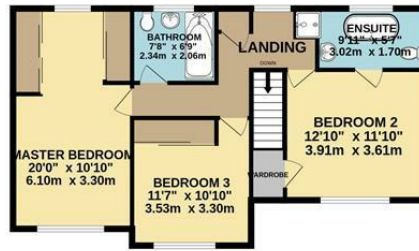




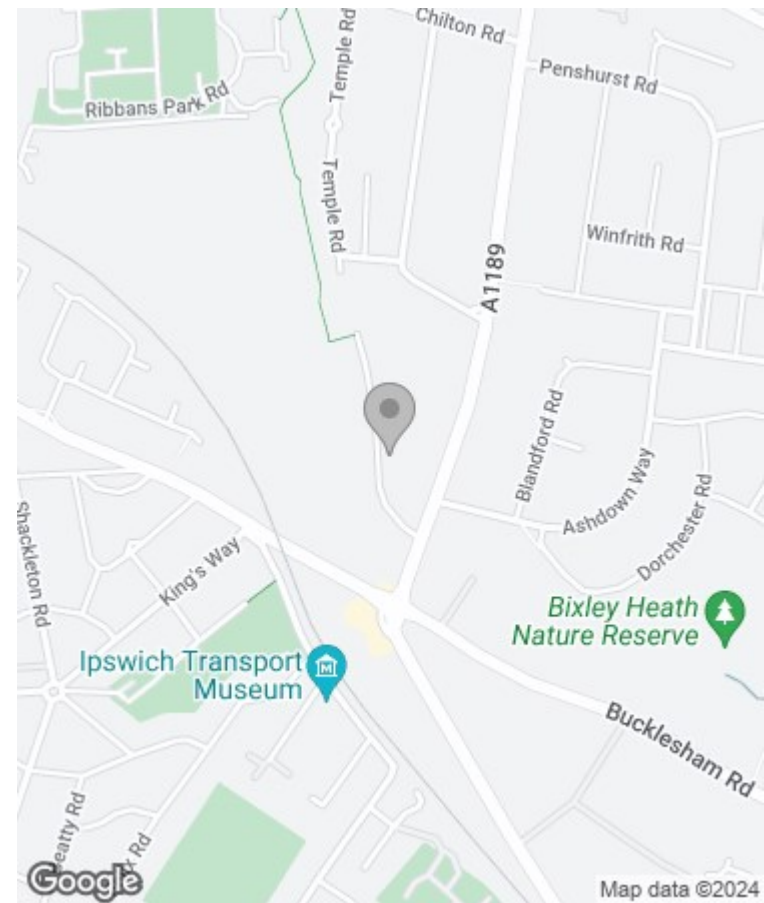
GROUND FLOOR



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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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			
		72	81
		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	

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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