



Routh Avenue, Warren Heath,  
£374,995



- WARREN HEATH AREA
- DETACHED FAMILY HOME
  - FOUR BEDROOMS
  - SECOND RECEPTION/OFFICE/ BEDROOM
  - 17FT KITCHEN/DINER
- GARDEN ROOM (WITH BI-FOLDING DOORS)
  - UTILITY ROOM
  - CLOAKROOM
  - ENSUITE
- CUL-DE-SAC POSITION

\*\*\*PRICE GUIDE £374,995 - £384,995 \*\*\*  
 A great example of an improved four bedroom two reception detached family house located on the favoured Warren area of Ipswich with access to shops, retail parks and A14/A12 access.



**PROPERTY:**

A brilliant opportunity to acquire this four bedroom two reception detached house nestled in a cul-de-sac location on the frequently requested Warren Heath area. This lovely family home has been well cared for and improved and now boasts a second reception/office, upgraded kitchen/diner, cloakroom, utility room, en-suite to the master bedroom and feature garden room with two sets of bi-folding doors as well as a covered veranda area. The property is set out over two floors with the ground floor consisting:- entrance hall, second reception/office, living room, kitchen/diner, utility room, cloakroom and garden room. The first floor leads from the landing with four first floor bedrooms (master with en-suite) and family bathroom. Outside there is off road parking and open plan easy maintenance garden that continues to side. The rear garden is enclosed with side access.

Council Tax : Band D  
 East Suffolk







## LOCATION:

The property is located close to a wide range of amenities including Ransomes Europark, John Lewis/Waitrose and a local Sainsbury's superstore there are also a number of restaurants, cafes and parks nearby.

The A14 (Midlands) is less than a mile away with links to the A12 (Colchester/London) There are links public transport links to Ipswich town centre which offers further amenities including High street and Bespoke shopping facilities, swimming pool and theatres.

## ENTRANCE HALL:

Double glazed frosted entrance door to:- radiator, staircase to first floor and wooden flooring.

## LIVING ROOM:

16'8 x 12'10 (5.08m x 3.91m)

Double glazed window to front elevation, radiator, two wall light points, fire surround with inset coal effect gas fire.

## KITCHEN/DINER:

17'6 x 9'9 (5.33m x 2.97m)

Double glazed window to rear elevation, two radiators, one and a quarter bowl sink unit inset to work surface, a range of floor standing cupboards drawers and units with adjacent work tops, wall mounted cupboards, four ring electric hob inset to work tops, filter hood over and electric oven under, storage cupboard under stairs and tiled flooring.

## GARDEN ROOM:

10'7 x 9'3 (3.23m x 2.82m)

Glass roofing, Bi folding doors to two elevations, two wall light points and feature wall radiator.

## UTILITY ROOM:

6'2 x 5'6 (1.88m x 1.68m)

Double glazed door to garden, double glazed window to side elevation, single bowl sink inset to work top with cupboard under, space for washing machine, space for tumble drier and tiled floor.

## CLOAKROOM:

5'6 x 3'2 (1.707m x 0.97m)

Double glazed window to side elevation, radiator, low level WC and wash hand basin with tiled splashback.





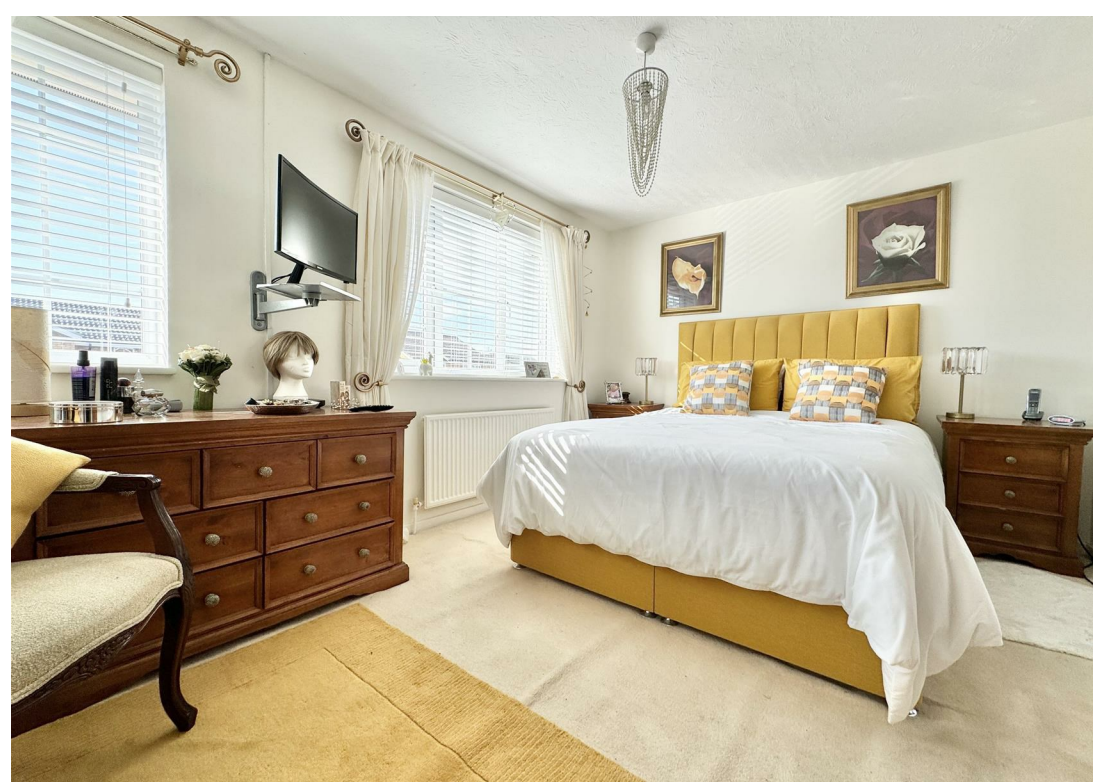
## LANDING:

Access to loft space and built in airing cupboard.

## BEDROOM ONE:

13'3 x 9'11 (4.04m x 3.02m)

Double glazed window to front elevation, radiator, built in wardrobe cupboards with sliding mirror doors and bulkhead storage cupboard.



## EN-SUITE:

4'10 x 4'7 (1.47m x 1.40m)

Double glazed frosted window to side elevation, radiator, low level WC with concealed cistern, wash hand basin with vanity cupboard under, shower cubicle with shower unit and screen door, tiled walls.



## BEDROOM TWO:

9'6 x 9'6 (2.90m x 2.90m)

Double glazed window to rear elevation, built in double wardrobe cupboard with mirror doors and radiator.



## BEDROOM THREE:

9'1 red 6'1 x 7'10 (2.77m red 1.85m x 2.39m)

Double glazed window to rear elevation and radiator.



## BEDROOM FOUR:

7'2 x 7'1 (2.18m x 2.16m)

Double glazed window to front elevation, built in double wardrobe cupboard with mirror doors and radiator.



## BATHROOM:

6'5 x 6'1 (1.96m x 1.85m)

Double glazed frosted window to rear elevation, shaver socket, low level WC with concealed cistern, wash hand basin with vanity under, corner shower unit with curved screen doors and Grohe shower unit, heated towel radiator and tiled flooring.

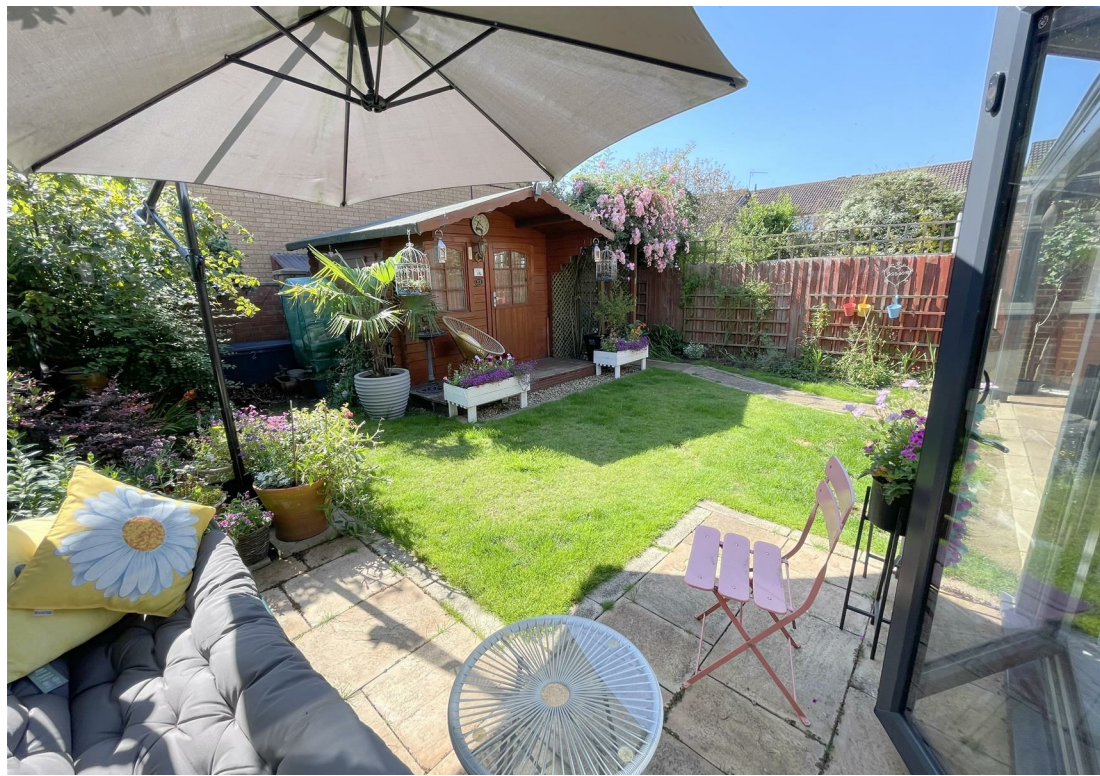
## FRONT GARDEN:

Open plan with stones/shingle and bushes, continuing to side are, off road parking via tarmacadam driveway.

## REAR GARDEN:

Two patio areas, one with covered veranda forming part of the garden room, lawned area, timer summer/storage shed (with power) outside water tap and side pedestrian access.





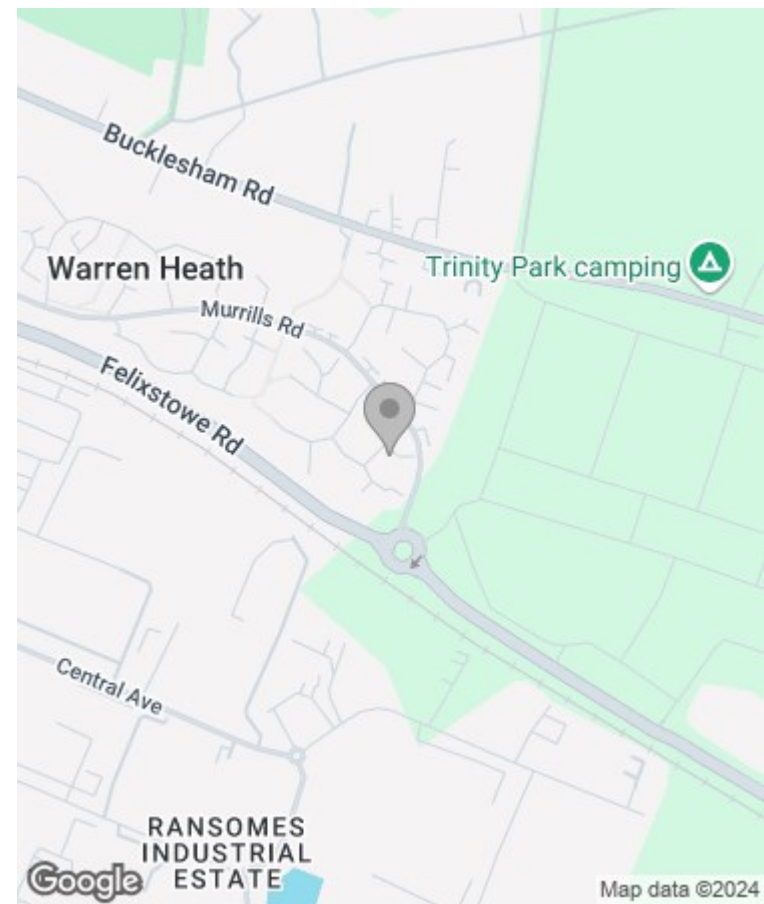




**TOTAL FLOOR AREA: 1471 sq.ft. (136.7 sq.m.) approx.**

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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