



Connells

10a Woodstone Avenue
Ipswich



Property Description

Located at the end of a private drive you will find this established detached bungalow set in its own grounds. The property itself comprises of three bedrooms, lounge, kitchen, bathroom, utility room, garden in excess of 100 ft, garage and off road parking.

The property is well located on the popular North West side of Ipswich and conveniently situated for many local shops, amenities and local schools and also has excellent access to Ipswich Town Centre and trunk roads.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Christchurch Park is also very close by and is a historical area of rolling lawns, wooded areas, and delicately created arboreta.

Entrance Hall

Accessed via upvc double glazed entrance door, upvc double glazed window to side, two upvc double glazed windows to front, electric radiator, smooth ceiling giving loft access, exposed and varnished floor boards, storage cupboard and doors giving access to:

Lounge

14' x 14' into bay (4.27m x 4.27m into bay)

Upvc double glazed bay window to front, upvc double glazed double doors to side , exposed and varnished floor boards, smooth ceiling, and two electric radiators.

Kitchen

11' max x 11' max (3.35m max x 3.35m max)

Upvc double glazed window to rear, upvc double glazed doors giving access to the rear garden, space and plumbing for washing machine, space for fridge, space for freezer, electric radiator, single drainage stainless steel sink inset in a roll edge worksurface with cupboards and drawers under and matching above, tiled splash backs, wood effect flooring and doors giving access to:

Utility Area

Window to rear, wood effect flooring, space for tumble dryer and storage shelving.

Bathroom

Upvc double glazed window to rear, low level w/c, smooth ceiling, pedestal wash hand basin with mixer tap, part tiled walls, shaped and panel bath with mixer tap and independent rainfall shower head shower over and electric radiator.

Bedroom One

14' x 12' 3" into bay (4.27m x 3.73m into bay)

Upvc double glazed window to front, upvc double glazed bay window to side, smooth ceiling and electric radiator.

Bedroom Two

10' 8" x 10' 1" (3.25m x 3.07m)
Upvc double glazed window to rear, smooth ceiling, electric radiator and built in wardrobe.

Bedroom Three

12' x 9' 10" (3.66m x 3.00m)

Upvc double glazed patio door giving access to the rear garden, upvc double glazed window to rear, smooth ceiling and electric radiator.

Outside

To the front of the drive there is a private drive providing off road parking for several vehicles and in turn leading to the rear garden. The rear garden is approx 120 ft x 90 ft and is laid to lawn with mature shrubs.

Garage

17' 5" x 8' 1" (5.31m x 2.46m)

Up and over door, power and light, door giving access to the rear garden and window to rear.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

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Tenure: Freehold



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