



Connells

Sunningdale Avenue
Ipswich

Sunningdale Avenue Ipswich IP4 5SH

for sale offers in excess of
£500,000



Property Description

A three bedroom extended detached bungalow located on a stunning corner plot to the East side of Ipswich. The home is welcoming and light throughout and comprises of a spacious flowing entrance hall which leads you through to the well presented separate living room, a beautifully decorated open plan kitchen/diner area with central island and pantry cupboard, w/c, utility area, the home also has three good sized bedrooms, a modern bathroom suite and separate office. Outside to the rear of the bungalow is well presented and un overlooked which provides the perfect alfresco dining experience with a large lawned area and patio. To the front of the property there is a driveway that provides parking for several vehicles and a garage.

Close by there are many amenities including local shops, restaurants, Ipswich hospital, bus routes, primary and secondary schools and access to the A12/A14.

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.

Entrance Hall

Accessed via double glazed entrance door, air-conditioning unit, oversized loft with pull down ladder, shoe cupboard and radiator.

Living Room

18' x 17' (5.49m x 5.18m)
Double glazed bay window to rear and two radiators.

Snug Area

13' 10" x 3' 5" (4.22m x 1.04m)
Double glazed window, radiator and double glazed door to garden.

Kitchen/Diner

16' 1" x 11' 8" (4.90m x 3.56m)
Double glazed window to front with a selection of wall and base units with wooded work tops, central island with stools surrounding, wine cooler, ceramic twin sink, all neff appliances include five ring gas hob with extractor hood over, two double ovens, integrated microwave and coffee machine and vertical radiator.

Utility Area

Double glazed door to rear, sink and drainage unit, space for dishwasher, washing machine and tumble dryer.

Pantry Cupboard

W/C

Double glazed window to rear, closed coupled w/c, vanity wash hand basin, storage cupboard and radiator.

Bedroom One

11' 6" x 11' Plus Wardrobes (3.51m x 3.35m Plus Wardrobes)
Double glazed window to side, built in wardrobes and radiator.

Bedroom Two

11' x 9' 2" (3.35m x 2.79m)
Double glazed window to front and radiator.

Bedroom Three

11' x 8' 10" (3.35m x 2.69m)
Double glazed window to front, radiator and further office area.

Office Area

7' 10" x 8' (2.39m x 2.44m)
Double glazed window to side, double glazed door to garden and electric radiator.

Bathroom

Double glazed window to side and comprises of a close couple low-level w/c, storage cupboard, bath with overhead shower, vertical radiator and wall mounted mirror.

Outside

To the front of the property is a block paved driveway providing parking for several cars with side access to the rear garden and further access to the garage which has a up and over door and measures 20' x 9' six.
The large rear garden is L shaped and private, with a patio area, lawned area, mature trees and shrubs and fencing to boundaries, outside shed and tap and further side door to garage.





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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6 Princes Street
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EPC Rating: C Council Tax
 Band: D

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Tenure: Freehold



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