



Tuddenham Avenue, Ipswich, IP4 2HE

welcome to

Tuddenham Avenue, Ipswich

****GUIDE PRICE £350,000 - £360,000**** This well-presented detached house boasts three double bedrooms and one single, a loft conversion providing a generous fourth bedroom, extended to the rear creating a kitchen/diner family room with sky lights and off street parking.



Entrance Hall

12' 8" x 5' 5" (3.86m x 1.65m)

Welcoming entrance hall with tiled flooring and half wall papered walls.

Cloakroom

8' 4" x 3' 5" (2.54m x 1.04m)

Generous cloakroom with a low level WC, wash hand basin, half clad walls, extractor fan, spot lights and boxed in meters.

Lounge

15' 9" x 13' 8" (4.80m x 4.17m)

Large lounge with a double glazed bay window to the front, a door leading to the kitchen/diner/family room, wood effect flooring, one radiator, TV point, wall hung lights, a gas fire with tiled detailing and a pine mantel.

Family Room

11' 1" x 10' 4" (3.38m x 3.15m)

Open leading to the kitchen, this spacious family room boasting a full wall of fitted book shelves, a white vertical wall hung radiator and wood effect flooring.

Kitchen/diner

18' 2" x 7' 5" (5.54m x 2.26m)

Stylish kitchen/diner with ample storage, a range of eye and base level units wood with wood effect worktop surfaces, a breakfast bar area perfect for entertaining, LED spot lights throughout, a one and half bowl resin sink plus drainer and chrome mixer tap, integrated oven with a five ring gas hob and extractor hood, space for a dishwasher, wood effect flooring throughout, a white vertical wall hung radiator, double glazed window to the rear, two patio doors leading to the garden and two fitted sky lights making this a brilliant open and light room.

Utility Room

8' 5" x 8' (2.57m x 2.44m)

Spacious utility room just off the kitchen with space for an American fridge/freezer, washing machine and tumble dryer, a range of eye and base level units in wood with wood effect worktop surfaces, spot lights, a fitted water softener and wood effect flooring.

First floor Landing

Double glazed window to the side, carpet flooring and half wall papered walls.

Master Bedroom

16' 4" x 10' 8" (4.98m x 3.25m)

Double glazed bay window to the front, wood effect flooring, one radiator and wall papered walls.

Bedroom Two

10' 1" x 8' 3" (3.07m x 2.51m)

Double glazed window to the front, wood effect flooring and one radiator.

Bedroom Three

11' 2" x 6' 1" (3.40m x 1.85m)

Double glazed window to the rear, carpet flooring, one radiator and a cupboard housing the boiler. This room has been used as a study but is currently being used as a storage room.

Inner Landing

7' 6" x 4' 3" (2.29m x 1.30m)

Leading up to the loft conversion where there is an impressive fourth bedroom. With a double glazed window to the rear, wood effect flooring and a staircase leading up.

Bedroom Four

19' 9" x 11' 8" (6.02m x 3.56m)

With sloped ceilings, three Velux windows, a single glazed window to the rear overlooking the garden, LED spot lights, throughout, wood effect flooring, a fitted banister, one radiator and window seats across both sides of the room with storage in the rafters. This room would make the perfect hideaway room for a child/teenager!

Bathroom

8' 2" x 7' 4" (2.49m x 2.24m)

Spacious bathroom with tiled flooring, half tiled walls, low level WC, wash hand basin, jetted corner shower with glass screen, spot lights, chrome radiator, infrared mirror, meter cupboard and a double glazed window to the rear.

Outside: Front Garden

Driveway with off street parking for two vehicles, hedging and a passage giving access to the rear garden.

Rear Garden

Fully enclosed and laid to bark with ample hedging, flower beds and trees, a greenhouse, side access gate, outside tap and light. This is the perfect family garden.



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welcome to

Tuddenham Avenue, Ipswich

- Extended to the rear creating a kitchen/diner family room
- Three double bedrooms & one single
- Separate utility room
- Loft conversion providing a generous fourth bedroom
- Off street parking

Tenure: Freehold EPC Rating: D

guide price

£350,000 - £360,000



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