

Tuddenham Avenue, Ipswich, IP4 2HE

william h brown

welcome to

Tuddenham Avenue, Ipswich

GUIDE PRICE £325,000 - £350,000 This well-presented detached house boasts three double bedrooms with a futher study. It is also extended to the rear creating a kitchen/diner family room with sky lights and off street parking, as well as being in the desirable IP4 location.













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 cladded 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 a 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.

Study

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.

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 3/Loft Room

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.





welcome to

Tuddenham Avenue, Ipswich

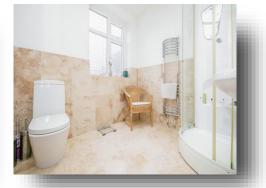
- Extended to the rear creating a kitchen/diner family room
- Three double bedrooms
- Separate utility room
- **Upstairs Study**
- Off street parking

Tenure: Freehold EPC Rating: D

quide price

£325,000 - £350,000









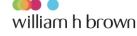
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS118539



Property Ref: IPS118539 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







01473 226101



Ipswich@williamhbrown.co.uk



Wolsey House, 16-18 Princes Street, IPSWICH, Suffolk, IP1 1QT



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.