



Cheltenham Avenue, Ipswich, IP1 4LN

welcome to

Cheltenham Avenue, Ipswich

This beautiful detached home boasts four double bedrooms, a bay fronted lounge with open fire, two four piece bathrooms, three generous reception rooms, a large South-West facing rear garden, a modern kitchen, a conservatory, a garage and ample off street parking.



Entrance Hall

Wood effect flooring, one radiator, understairs storage cupboard, a double glazed window to the side and a UPVC front door.

Cloakroom

4' 9" x 4' 4" (1.45m x 1.32m)

Low level WC, wash hand basin, one radiator, wood effect flooring, fully tiled walls and flooring and an extractor fan.

Lounge

17' max x 14' 8" (5.18m max x 4.47m)

Stunning light filled lounge with a double glazed bay window to the front, carpet flooring, one radiator, bespoke fitted cabinets and shelving, TV point, an open fireplace with original tiled base and a white wooden surround.

Dining Room

12' 9" x 11' 5" (3.89m x 3.48m)

Open leading to the snug/reception room, sliding doors leading to the conservatory, one radiator, carpet flooring and ample space for a large table and chairs.

Snug/reception Room

28' 5" x 11' 9" (8.66m x 3.58m)

Double glazed windows to the front and side with fitted shutters, French doors leading to the rear garden with adjacent glazing, oak flooring throughout, two radiators, open leading to the dining room making this the perfect open plan entertaining space!

Kitchen

18' 7" x 9' 3" (5.66m x 2.82m)

A range of eye and base level units in shaker style cream with oak worktop surfaces, a dual butler sink with chrome mixer tap, a Metro white tiled splashback throughout, a Smeg cooker with extractor hood and 7 ring gas hob to stay, space for a fridge/freezer, washing machine and dishwasher, one radiator, tiled flooring, black storage units to the rear of the room, a door leading to the conservatory and a double glazed window to the rear.

Conservatory

16' 3" x 10' 7" (4.95m x 3.23m)

Double glazed window to the rear and side, French doors leading to the garden, one radiator, ceiling fan, tiled flooring, wall hung lights and partial brick construction.

First Floor Landing

Split landing with carpet flooring, an airing cupboard, a storage cupboard and loft hatch.

Master Bedroom

16' 4" max x 12' 9" (4.98m max x 3.89m)

Double glazed bay window to the front, a further double glazed window to the side, carpet flooring, one radiator and fitted wardrobes.

Bedroom Two

12' 8" x 11' 4" (3.86m x 3.45m)

Double glazed windows to the side and rear with fitted shutters, carpet flooring, one radiator and a built in wardrobe.

Bedroom Three

11' 2" x 7' 3" (3.40m x 2.21m)

Double glazed window to the front with fitted shutters, carpet flooring and one radiator.

Bedroom Four

10' 8" x 9' 1" (3.25m x 2.77m)

Double glazed window to the front with fitted shutters, carpet flooring and one radiator.

Bathroom

9' 4" x 7' 3" (2.84m x 2.21m)

Double glazed window to the rear with fitted shutters, stone effect flooring throughout, a standalone roll top bath with Victorian style chrome standalone mixer tap and further shower attachment, low level WC, pedestal wash hand basin, a double shower with glass enclosure, a Victorian style chrome heated towel rail, spot lights and extractor fan.

Second Bathroom

9' 1" x 7' 7" (2.77m x 2.31m)

Double glazed window to the rear with fitted shutters, wood effect flooring throughout, low level WC, pedestal wash hand basin, one radiator, bath with chrome taps, shower with glass enclosure, fully tiled, spot lights and extractor fan.

Outside:

Garage

18' 9" x 7' 4" (5.71m x 2.24m)

With wooden barn styler doors to entry, a door leading to the side garden, power and light.

Front Garden

Large front garden with a block paved driveway providing ample off street parking, two side access gates leading to either side of the house, hedging, a lawned area, mature trees, a fenced border and outside lights.

Rear Garden

Generous, South-West facing rear garden which is very private and benefits from sun throughout the majority of the day, a raised patio seating area which wraps around the entire house, two side access gates, an outside tap and light, a large lawned area, a further central circular patio with canopy over, sheds to the rear, a pathway leading to the middle of the garden, a door to the garage, hedging to the side and a pond with brick border.



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Cheltenham Avenue, Ipswich

- Bay fronted lounge with open fire
- Two four piece bathrooms
- Three generous reception rooms
- Large South-West facing rear garden
- Garage & ample off street parking

Tenure: Freehold EPC Rating: D

£585,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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william h brown



01473 226101



ipswich@williamhbrown.co.uk



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



williamhbrown.co.uk