



Avondale Road, Ipswich, IP3 9JT

welcome to

Avondale Road, Ipswich

GUIDE PRICE £315,000-£325,000 This well-presented semi-detached home boasts an extensive double storey extension, three large double bedrooms, a seperate lounge and dining room, an en suite to master with walk in wardrobe area, a beautifully landscaped rear garden and off street parking.



Entrance Hall

15' 1" x 5' 7" max (4.60m x 1.70m max)

Stylish entrance hall with tiled effect flooring, one radiator, an understairs storage cupboard and exposed brickwork.

Lounge

13' 9" x 12' 8" (4.19m x 3.86m)

Double glazed box bay window to the front, wood effect flooring, one radiator, TV point and an electric fire with stone base and surround.

Dining Room

13' x 11' 4" (3.96m x 3.45m)

Wood effect flooring, one radiator, an electric fireplace and an opening leading to the kitchen/snug area.

Kitchen/Snug Area

21' 9" x 18' 6" max (6.63m x 5.64m max)

Large, sociable room with double glazed window to the rear, French doors leading to the garden, an additional door also leading to the garden, tiled flooring throughout, two radiators, part tiled walls, a large breakfast bar connecting to the snug, a range of eye and base level units in wood with white stone effect worktops, a storage cupboard, space for a cooker, fridge/freezer, washing machine and dishwasher, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap.

First Floor Landing

Carpet flooring and a loft hatch with drop down ladder.

Bedroom One

20' 7" x 10' 7" (6.27m x 3.23m)

Large, double storey extended room with double glazed windows to the rear, wood effect flooring, one radiator, a full wall of built in sliding wardrobes and an additional area, which is currently used as a small nursery, but could be used as a study area or a walk in wardrobe.

En Suite

8' 3" x 2' 9" (2.51m x 0.84m)

Low level WC, pedestal wash hand basin, a shower with glass enclosure, part tiled walls, extractor fan and chrome heated towel rail.

Bedroom Two

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

Double glazed box bay window to the front, one radiator, a full wall of built in sliding wardrobes and a wall papered wall.

Bedroom Three

14' 9" x 8' 7" (4.50m x 2.62m)

Double glazed window to the rear, wood effect flooring, one radiator, a built in wardrobe and loft hatch.

Bathroom

9' x 6' 4" (2.74m x 1.93m)

Enclosed WC with matching vanity sink, storage cupboards to the side, a bath with overhead shower and glass screen, part tiled walls, chrome heated towel rail, extractor fan, tiled effect flooring and double glazed window to the front.

Outside:

Front Garden

A block paved driveway providing off street parking for 2+ vehicles.

Rear Garden

Beautifully presented rear garden with a large patio seating area, a pathway leading to the rear of the garden, a large lawned area, raised flower beds, hedging, a seating area with pergola, mature trees, an outside light, a side gate and a large shed to the rear with power.



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Avondale Road, Ipswich

- Double storey extended, box bay home
- Three large double bedrooms
- Kitchen/diner/snug
- Seperate lounge & dining room
- Beautifully landscaped rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£315,000 - £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

IPS119731 - 0004

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