



Sturdee Avenue, Ipswich, IP3 9DP

welcome to

Sturdee Avenue, Ipswich

This well-presented, semi detached home benefits from three double bedrooms, a ground floor cloakroom, 1st floor bathroom, a loft conversion, creating a 2nd floor master bedroom and cloakroom, potential for off street parking (STPP) and potential for double storey extension (STPP). NO ONWARD CHAIN!



Entrance Hall

8' 2" x 3' 5" (2.49m x 1.04m)

Tiled effect flooring, one radiator and double glazed window to the front.

Cloakroom

4' 9" x 3' (1.45m x 0.91m)

Low level WC, double glazed window to the front, one radiator and a boiler.

Lounge

13' 5" x 12' 1" (4.09m x 3.68m)

Double glazed window to the rear, carpet flooring, one radiator and TV point.

Kitchen/Diner

13' 5" x 10' 1" (4.09m x 3.07m)

Dual aspect double glazed window to the side, a door leading to the garden, tiled effect flooring throughout, a white vertical wall hung radiator, a range of eye and base level handle less units in high gloss white with wood effect worktop surfaces, a fitted extractor hood and space for a range of appliances.

First Floor Landing

Carpet flooring, double glazed window to the front, spot lights and a staircase leading to the 2nd floor.

Bedroom Two

13' 5" x 7' 8" (4.09m x 2.34m)

Dual aspect double glazed windows to the front, one radiator, carpet flooring and a built in wardrobe.

Bedroom Three

15' 5" max x 9' (4.70m max x 2.74m)

Double glazed windows to the rear, one radiator and carpet flooring.

Bathroom

8' 6" x 8' 3" (2.59m x 2.51m)

Large, four piece bathroom with a low level WC, pedestal wash hand basin, a corner bath with chrome taps, a shower with glass enclosure and waterfall showerhead, spot lights, chrome heated towel rail, extractor fan, wood effect flooring and double glazed window to the rear.

Second Floor Landing

Access to the master bedroom.

Master Bedroom

18' 4" x 13' 7" max (5.59m x 4.14m max)

Double glazed window to the rear, two Velux windows, carpet flooring, one radiator, spot lights, a storage cupboard in the eaves and a door leading to the cloakroom.

Cloakroom

7' 9" x 6' 6" (2.36m x 1.98m)

Double glazed window to the rear, tiled effect flooring, low level WC, a vanity sink, chrome heated towel rail, extractor fan and spot lights. There is ample space for a bath or shower to be fitted.

Outside:

Front Garden

A lawned area, a pathway leading to the front door and a side access leading to the rear garden.

Rear Garden

Generous, wraparound, corner plot rear garden with patio seating areas, fully enclosed borders, two sheds and lawned areas. There is potential to extend the property to the side and rear (STPP).



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Sturdee Avenue, Ipswich

- No onward chain
- Three double bedrooms
- Loft conversion creating a master bedroom
- Ground floor cloakroom,
- Potential for off street parking (STPP)

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

£235,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS119896 - 0005

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