



**Dereham Avenue, Ipswich, IP3 0QB**



**welcome to**

**Dereham Avenue,,Ipswich**

This attractive, double bay fronted home boasts a double storey extension and benefits from three large double bedrooms, a fantastic kitchen/diner/snug, a modern first floor bathroom, a beautiful, landscaped rear garden, ample off street parking and a COMPLETE ONWARD CHAIN!



### Entrance Porch

Carpet flooring and a door leading to the hall.

### Entrance Hall

12' 8" x 5' 6" max ( 3.86m x 1.68m max )

Wood effect flooring, one radiator and a large understairs storage cupboard.

### Lounge

13' 6" x 12' 3" ( 4.11m x 3.73m )

Beautifully presented lounge with wood effect flooring, double glazed bay window to the front, one radiator and TV point.

### Kitchen/Diner/Snug

21' 8" max x 18' 3" ( 6.60m max x 5.56m )

This stunning room has been extended to create a fantastic open plan space, with double glazed windows to the rear and side, French doors leading the garden, exposed beams, tiled flooring throughout, one radiator, a fireplace with acoustic panelling and bespoke shelving, eye and base level units in wood with stone effect worktop surfaces, a white ceramic one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback throughout and space for a range of appliances.

### First Floor Landing

Double glazed window to the side, wood effect flooring and loft hatch.

### Master Bedroom

14' 1" x 12' 4" ( 4.29m x 3.76m )

Double glazed bay window to the front, carpet flooring, one radiator and spot lights.

### Bedroom Two

12' x 10' 2" ( 3.66m x 3.10m )

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

### Bedroom Three

18' 6" x 7' 5" ( 5.64m x 2.26m )

Double glazed window to the rear, one radiator and wood effect flooring .This room is a part of the double storey extension, creating a large double bedroom.

### Bathroom

6' 4" x 5' 5" ( 1.93m x 1.65m )

Contemporary bathroom with tiled flooring and fully tiled walls in a stylish aqua blue tile, enclosed WC with matching vanity sink and chrome mixer tap, a bath with waterfall shower, further shower attachment and chrome mixer tap, chrome heated towel rail and double glazed window to the front.

### Outside:

#### Front Garden

A block paved driveway, a path leading to the front door and a side access gate leading to the rear garden.

#### Rear Garden

Beautifully presented, sunny rear garden, which has been landscaped by the current vendors, creating an excellent entertaining space, with multiple seating areas including a patio seating area directly off the main house, a pergola, a white shingle border with sleepers, a lawned area, a cobbled wall, raised flower beds throughout, full borders, a further seating area to the rear with canopy overhead, slat fencing surround, a summer house to the rear, a covered decking area, a pond with a sleeper border and an outside tap and light.



***view this property online*** [williamhbrown.co.uk/Property/IPS120221](http://williamhbrown.co.uk/Property/IPS120221)



**welcome to**

## **Dereham Avenue, Ipswich**

- Complete onward chain
- Double storey extension
- Fantastic Kitchen/Diner/Snug
- Three large double bedrooms
- Beautiful, landscaped rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/IPS120221](http://williamhbrown.co.uk/Property/IPS120221)



Property Ref:  
IPS120221 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these 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.

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.



**william h brown**



**01473 226101**



[Ipswich@williamhbrown.co.uk](mailto:Ipswich@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**