



**Kerry Avenue, Ipswich, IP1 5LQ**

**welcome to**

## **Kerry Avenue, Ipswich**

This well-presented, semi-detached home benefits from three double bedrooms, a spacious lounge, a separate dining room, a ground floor cloakroom, a 1st floor bathroom, off street parking and a large, wraparound, South facing rear garden.



## **Entrance Porch**

9' 3" x 2' 6" ( 2.82m x 0.76m )

Carpet flooring, sliding door to entry and a door to the hall.

## **Entrance Hall**

13' 2" x 6' 2" ( 4.01m x 1.88m )

Carpet flooring, an understairs storage cupboard and one radiator.

## **Lounge**

14' 1" x 13' 1" ( 4.29m x 3.99m )

Beautifully presented lounge with double glazed sliding doors to the garden, carpet flooring, one storage radiator and TV point.

## **Dining Room**

10' 2" x 9' 6" ( 3.10m x 2.90m )

Double glazed window to the front, carpet flooring, one storage radiator, space for a table and chairs, an opening to the kitchen and a large understairs storage cupboard.

## **Kitchen**

9' 8" x 9' 2" ( 2.95m x 2.79m )

Double glazed windows to the side and rear, tiled effect flooring, spot lights, eye and base level units in wood with marble effect worktop surfaces, a white, ceramic sink plus drainer and chrome mixer tap, an integrated double oven with electric hob and extractor hood, space for a fridge/freezer, washing machine and dishwasher, tiled splashback and an opening to the dining room.

## **Inner Lobby**

5' 9" x 3' 4" ( 1.75m x 1.02m )

A utility cupboard with space for a tumble dryer, tiled effect flooring and two doors leading to the garden.

## **Cloakroom**

4' 2" x 2' 6" ( 1.27m x 0.76m )

Low level WC, tiled effect flooring, fully tiled walls and double glazed window to side.

## **First Floor Landing**

One storage radiator, an airing cupboard, loft hatch and double glazed window to the front.

## **Master Bedroom**

12' 7" x 12' 4" ( 3.84m x 3.76m )

Double glazed window to the rear, carpet flooring, one storage radiator and a full wall of fitted wardrobes with chest of drawers.

## **Bedroom Two**

12' 9" x 9' 3" ( 3.89m x 2.82m )

Double glazed window to the rear, a built in wardrobe, carpet flooring and one storage radiator.

## **Bedroom Three**

8' 7" x 7' 9" ( 2.62m x 2.36m )

Double glazed window to the front, carpet flooring, one storage radiator and a built in wardrobe.

## **Bathroom**

6' 2" x 5' 6" ( 1.88m x 1.68m )

Low level WC, pedestal wash hand basin, a double shower with glass enclosure, chrome heated towel rail, tiled effect flooring, fully tiled walls and double glazed window to the side.

## **Outside:**

### **Solar Panels**

6 x Solar Panels fitted in 2025, which are part of Ipswich Borough Council Green Home Scheme.

## **Front Garden**

A hard standing driveway, a lawned area, a path to the front door and a side gate leading to the rear garden.

## **Brick Shed**

8' 7" x 6' ( 2.62m x 1.83m )

Situated to the rear of the property and currently used for storage.

## **Rear Garden**

A generous, South facing, wraparound rear garden with a side access gate leading to the front, grassed areas, a pathed area to the rear and side, water butts, mature trees, hedging, a green house, a large patio seating area, a further brick shed and an outside tap.



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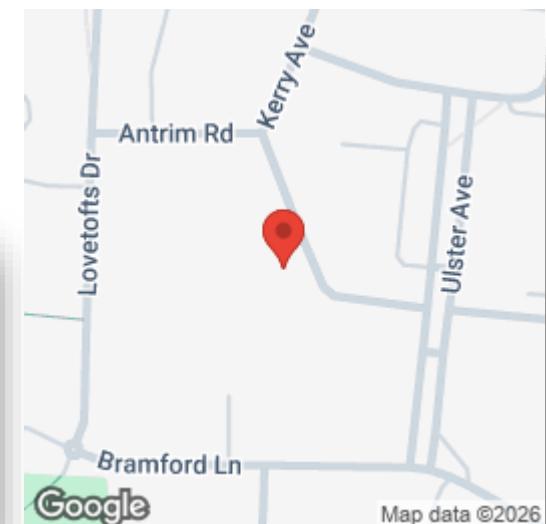
## Kerry Avenue, Ipswich

- Three double bedrooms
- Spacious lounge & separate dining room
- Ground floor cloakroom & 1st floor bathroom
- Solar Panels fitted in 2025
- Off street parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£240,000**



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Property Ref:  
IPS120707 - 0005

william h brown



**01473 226101**



ipswich@williamhbrown.co.uk



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



**williamhbrown.co.uk**