



GRACE
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Avondale Road, Ipswich,
£250,000



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GRACE ESTATE AGENTS are delighted to present this extended three-bedroom mid-terraced house in the desirable IP3 area, this beautifully renovated and extended three-bedroom mid-terraced house offers spacious and versatile accommodation, making it an ideal home for families and professionals alike.

The property has been recently renovated throughout and benefits from three generously sized double bedrooms, providing ample space for comfortable living. The ground floor has been extended to create additional living space, complemented by a spacious dining room, perfect for entertaining guests or enjoying family meals. The shaker-style kitchen adds a timeless touch to the home, while the convenience of both a ground floor shower room and a first floor family bathroom enhances practicality.

Externally, the property boasts a landscaped rear garden, complete with a private seating area, providing the perfect spot to relax and enjoy the warmer months.

Ideally positioned within the sought-after IP3 area, the property benefits from excellent transport links, offering convenient access to local amenities and surrounding areas.

Early viewing is highly recommended to fully appreciate the space, style and location this fantastic home has to offer.

Entrance Hall

5'2" x 13'4" (1.59 x 4.07)

Radiator, wood style flooring, access to the dining room, kitchen and stairs to the first floor.

Living Room

12'0" x 11'8" (3.66 x 3.58)

Radiator, double glazed windows to front aspect and wood style flooring.

Dining Room

11'9" x 18'9" (3.59 x 5.72)

Radiator, double glazed French doors to rear aspect, Velux window and access to the living room.

Kitchen

20'11" x 6'9" (6.39 x 2.08)

Matching eye level and base units with work tops over. Space for a Range Cooker, washing machine, dryer, fridge freezer and dishwasher. Two double glazed windows to side aspect. Tiled splash back and flooring. Velux window and access to the shower room.





Shower Room

7'9" x 6'4" (2.37 x 1.94)

Walk in shower, low level WC, hand wash basin, double glazed window to rear aspect, radiator, tiled flooring and splash back.

Master Bedroom

11'9" x 13'1" (3.60 x 4)

Radiator and double glazed windows to front aspect.

Bedroom Two

11'7" x 10'10" (3.55 x 3.32)

Radiator, built in storage cupboard and double glazed window to rear aspect.

Bedroom Three

9'7" x 8'7" (2.94 x 2.63)

Radiator, built in storage cupboard and double glazed window to front aspect.

Family Bathroom

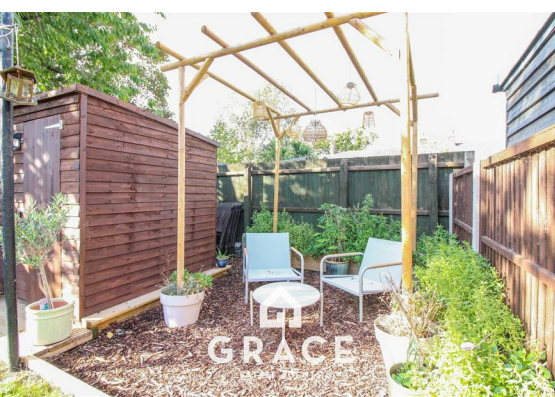
8'7" x 9'9" (2.64 x 2.98)

Double glazed window to rear aspect, radiator, low level WC, hand wash basin, panelled bath with shower on riser rail and tiled splash back.



Outside

The garden is a spacious, enclosed rear garden featuring a large lawn bordered by wooden fencing and mature trees. A paved pathway runs through the garden towards a wooden garden shed at the rear. There is a raised planting area along the left-hand fence, with established shrubs and climbing plants adding greenery. At the far end, a wooden pergola shelters a small seating area, creating a pleasant spot to relax outdoors. The garden also benefits from plenty of natural light, offering an excellent outdoor space for entertaining, gardening or family use.





TOTAL FLOOR AREA: 1067 sq.ft. (99.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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