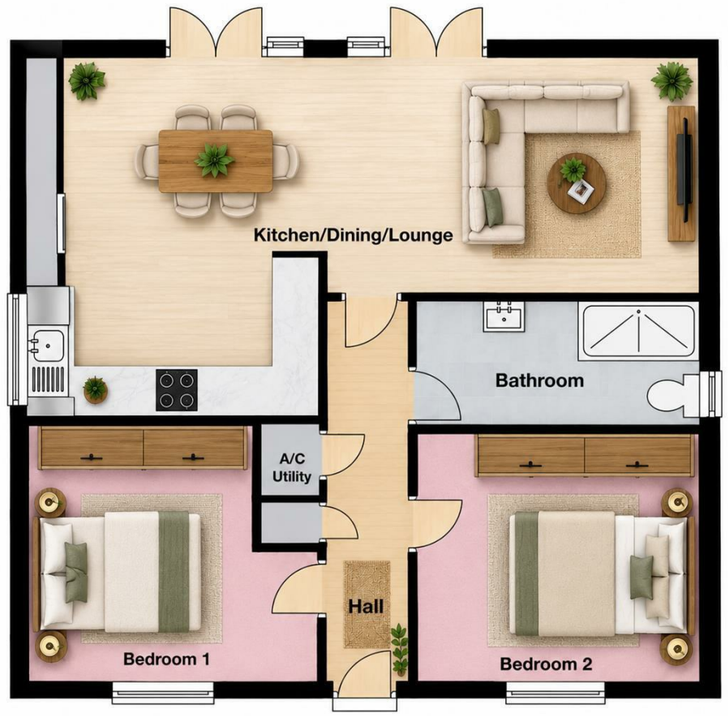
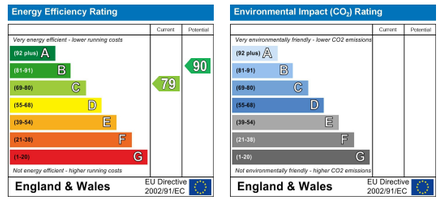






THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.
A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.
The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.
Photography Disclaimer

Some photographs may have been digitally enhanced or adjusted using AI for presentation purposes. These enhancements are intended to provide an attractive representation of the property for marketing purposes. Prospective purchasers are advised to satisfy themselves as to the property's condition, appearance and features when viewing.

Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE



# 1A Lyndhurst Avenue, Ipswich IP4 5RT

# £330,000

IMMACULATE TWO-BEDROOM DETACHED BUNGALOW WITH PRIVATE REAR GARDEN, PARKING AND GARAGE
Tucked away in the popular East Ipswich area, this stunning two-bedroom detached bungalow offers beautifully presented accommodation, benefiting from an OPEN PLAN LIVING/KITCHEN SPACE with vaulted ceilings, conveniently located close to local shops, amenities, bus routes and Ipswich Hospital.
An internal viewing is highly recommended to fully appreciate the quality, space and accommodation this delightful bungalow has to offer.







Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

# 1A Lyndhurst Avenue, Ipswich, IP4 5RT

## Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

IMMACULATE TWO-BEDROOM DETACHED BUNGALOW WITH PRIVATE REAR GARDEN, PARKING AND GARAGE

Situated in the popular East Ipswich area, in quiet position via a side lane, this stunning two-bedroom detached bungalow offers beautifully presented accommodation, benefiting from an OPEN PLAN LIVING/KITCHEN SPACE with vaulted ceilings, conveniently located close to local shops, amenities, bus routes and Ipswich Hospital.

The accommodation comprises an entrance hall, an impressive open-plan kitchen/dining/sitting room featuring a vaulted ceiling, creating a wonderful sense of space and light, with quality integrated appliances including Smeg double oven, Smeg 5 ring gas hob, fridge, freezer, dishwasher, instant drinking boiling water tap, two bedrooms and a large shower room. With double glazed windows and gas central heating.

Externally, the property benefits from a private rear garden, backs on to school sports fields, has off road parking and a garage to the front.

An internal viewing is highly recommended to fully appreciate the quality, space and accommodation this delightful bungalow has to offer.

## ENTRANCE HALL:

Tiled floor, radiator, useful cupboard, airing cupboard with double doors housing combi boiler and space for washing machine.

## OPEN PLAN LOUNGE/DINER/KITCHEN: 23'4 x 11 (7.11m x 3.35m)

## KITCHEN:

Beautiful fitted units incorporating wall and base units, integrated fridge, freezer, dishwasher, Smeg double oven, Smeg 5 ring gas hob with extractor over, drawers, pull out units, work tops, sink and drainer with feature instant boiling water tap, tiled floor, double glazed French doors to garden, opens through to...

## LOUNGE:

Double glazed French doors to the garden, radiator, vaulted ceiling and carpet.

## BEDROOM ONE: 14 x 10'6 (4.27m x 3.20m)

Double glazed windows to front, radiator and wardrobes.

## BEDROOM TWO: 12'9 x 10'6 (3.89m x 3.20m)

Double glazed windows to front, radiator and wardrobes.

## BATHROOM: 10'6 x 5'5 (3.20m x 1.65m)

Double glazed window to side, double shower tray with glass screen, hand wash basin with vanity unit, wall hung WC, tiled floor, extractor, spot lighting and a radiator.

## OUTSIDE:

The property is approached via a lane off Lyndhurst Avenue, a shared access to a driveway providing off road parking and a garage. 1a has a curved wall boundary to the front garden with a lawn and access to the rear to both side of the property via attractive resin paths and flower/shrub borders. The rear garden enjoys a decking area, lawn, mature Oak tree, flower/shrub beds and a log cabin garden studio. Backs onto school sport fields.

## GARAGE:

## IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

Photography Disclaimer
Some photographs may have been digitally enhanced or adjusted using AI for presentation purposes. These enhancements are intended to provide an attractive representation of the property for marketing purposes. Prospective purchasers are advised to satisfy themselves as to the property's condition, appearance and features when viewing.











