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Ravenswood Avenue

Ravenswood, Ipswich, IP3 9TR

Guide price £450,000

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IMMACULATELY PRESENTED EXECUTIVE LARGE DETACHED FAMILY HOUSE - FIVE GOOD SIZED BEDROOMS - 19'5" x 10'7" KITCHEN / DINER WITH RANGE COOKER, INTEGRATED APPLIANCES - UTILITY ROOM AND CLOAKROOM W.C. - SOUTH FACING LOUNGE - DOUBLE LENGTH DRIVEWAY WITH GARAGE WITH EAVES STORAGE - SHOWER ROOM TO THE SECOND FLOOR TOGETHER WITH BATHROOM AND MODERN FOUR PIECE EN-SUITE TO THE LARGEST BEDROOM WITH A WALK IN WARDROBE TO THE FIRST FLOOOR - GOOD SIZED REAR GARDEN - 1668 SQ FT OF ACCOMMODATION.

Foxhall Estate Agents are delighted to offer for sale is this extremely spacious five bedroom detached executive house in a superb position completely unoverlooked from the front.

The property has five spacious bedrooms, including a very large first floor bedroom with walk in wardrobe and modern en-suite. The ground floor accommodation comprises of a spacious lounge plus a kitchen / diner with range cooker and integrated appliance. Together with a handy additional dining room currently used as a study, utility room and cloakroom W.C.

The first floor consists of two further bedrooms plus family bathroom and the second floor also has a further two bedrooms and a shower room. Outside of the property there is a long blockpaved driveway for 2 vehicles which leads to a garage supplied with power and light and ample eaves storage space. The garden at the rear is fully enclosed.

The property is situated within the popular Ravenswood development which offers good school catchment (subject to availability), access to play areas and plenty of local shops including supermarkets, local bus routes giving you access to the town centre and easy access to A12/A14.

In the valuer's opinion this is an immaculately presented property and an early internal viewing is highly advised.

Front Garden
Attractive metal railings, lawn area and path to front door.

Entrance Hallway
Stairs up to the first floor, cupboard under the stairs with a light, laminate flooring, radiator with bespoke wooden cover, doors to the kitchen / breakfast room, lounge and the study.

Lounge
16'11" x 15'0" (5.16m x 4.57m)
Double glazed patio doors, carpet flooring, coving, feature fireplace with marble backing, marble hearth with wooden surround, three radiators two with bespoke covers and an aerial point.

Dining Room
11'5" x 10'3" (3.48 x 3.14)
Currently being used as a study / playroom with laminate flooring, radiator, double glazed sash window with fitted blinds to the front, wall panelling and coving.

Kitchen / Diner
17'1" x 9'8" (5.22 x 2.95)
Comprising of wall and base units with cupboards and drawers under, quartz worksurfaces over, inset stainless steel 1 1/2 sink bowl and drainer with a mixer tap, quartz risers, quartz window sill, double glazed sash window to the side with roller blind, double glazed sash window to

the front with slated blinds, radiator, tiled floor, inset dishwasher, inset alcove big enough for a American style fridge freezer, plenty of cupboards and drawers with worksurfaces over, Delonghi Range cooker with a double oven, stainless steel splash-back and a large NEFF extractor over, pan drawers, and a door into the utility room.

Utility Room
6'4" x 6'0" (1.95 x 1.85)
Space and plumbing for a washing machine, space for tumble dryer, wall mounted cupboards, further cupboards under the solid wood worksurface, splash-back tiling, tiled flooring, radiator, double glazed UPVC door out to the rear and a door to the W.C.

W.C.
Wash hand basin, vinyl flooring, low-flush W.C., double glazed obscure window to the rear and a radiator.

First Floor Landing
Doors to bedroom one, four and five and the bathroom, radiator, double glazed sash wndow to the front with fitted blinds, stairs up to the second floor, carpet flooring and an airing cupboard which houses the Boiler Mate II.

Bedroom One
17'3" x 10'4" (5.27 x 3.16)
Two double glazed windows to the rear, radiator, carpet flooring, whole wall to wall built-in wardrobes with plenty of hanging space, shelving and two mirrored fronted doors, an aerial point, arch way through to a walk-in wardbrobe area with two built-in wardrobes with mirror fronted doors on both sides which then leads to a door to the en-suite.

En-Suite Bathroom
9'1" x 7'4" (2.79 x 2.26)
Double walk-in shower enclosure with a handheld and a rainfall shower, concealed back plate low-flush W.C., panelled bath with a mixer tap, upright radiator, large vanity wash hand basin with a mixer tap, obscure double glazed sash window to the rear wth fitted blind, cupboard with an inset mirror, extractor fan, spotlights, tiled walls and tiled flooring.

Bedroom Four
11'4" x 10'4" (3.47 x 3.16)
Radiator, carpet flooring, double glazed sash window to the front with fitted blinds and an aerial point.

Bedroom Five
8'9" x 8'8" (2.69 x 2.65)
Sash window with fitted blinds to the front, radiator, aerial point and carpet flooring.

Bathroom
8'1" x 6'9" (2.47 x 2.07)
Panelled bath with a mixer tap over with handheld shower attachment, pedestal wash hand basin, low-flush W.C., obscure double glazed window to the side with fitted blind, radiator, tiled flooring, two and a half tiled walls, extractor fan and a shaver point.

Second Floor Landing
Doors to bedrooms two and three and the shower room, and access to a loft hatch.

Bedroom Two
17'3" x 8'11" (5.26 x 2.72)
Double glazed window to the front with fitted roller blind, Velux window to the rear with blind, two radiators, eaves storage cupboard and carpet flooring.

Bedroom Three
17'3" x 8'11" (5.26 x 2.72)
Velux window, double glazed window to the side with fitted blind, double glazed window to the front, carpet flooring, radiator and large walk-in cupboard.

Shower Room
7'3" x 5'7" (2.21m x 1.70m)
Velux style roof light, pedestal wash hand basin with hot and cold taps and tiled splash-back with vanity mirrored cupboard over, fully tiled step in shower cubicle with shower over and sliding door, tiled floor and half tiled wall.

Rear Garden
Good sized rear garden mainly laid to lawn, enclosed by brick and fence, raised entertaining area and raised planting, outside tap, pedestrian gate access to driveway and garage.

Garage
17'2" x 8'9" (5.25 x 2.67)
Electric up and over door with power and lighting and its own power fuse board, lovely rafter storage, pedestrian door into the garden with plenty of room with hooks and shelving on the sides to hang bikes etc or have a little utility area if needed. A really good sized garage with plenty of rafter space.

Agents Notes
Tenure - Freehold
Council Tax Band - E









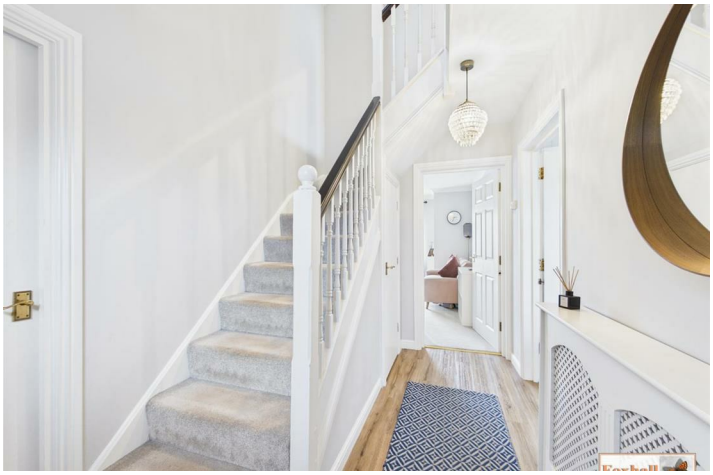


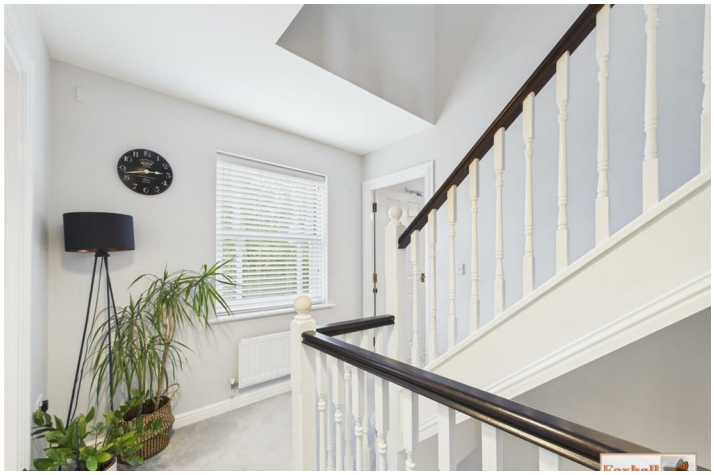


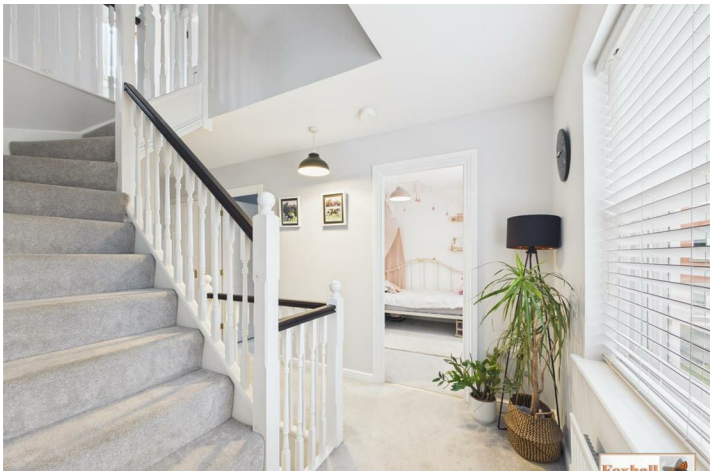




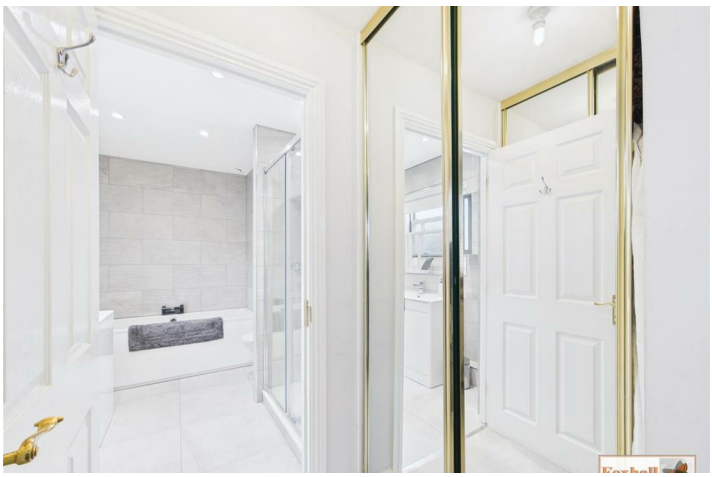


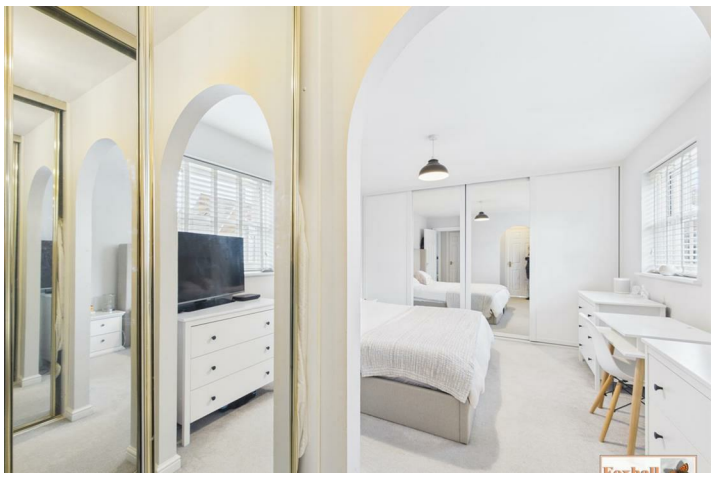










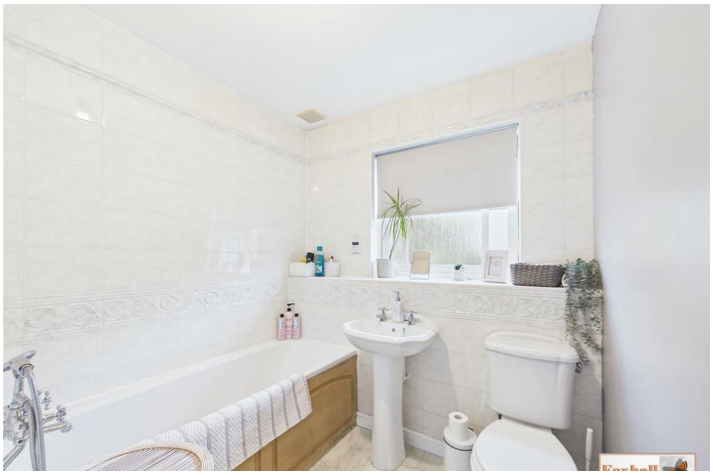


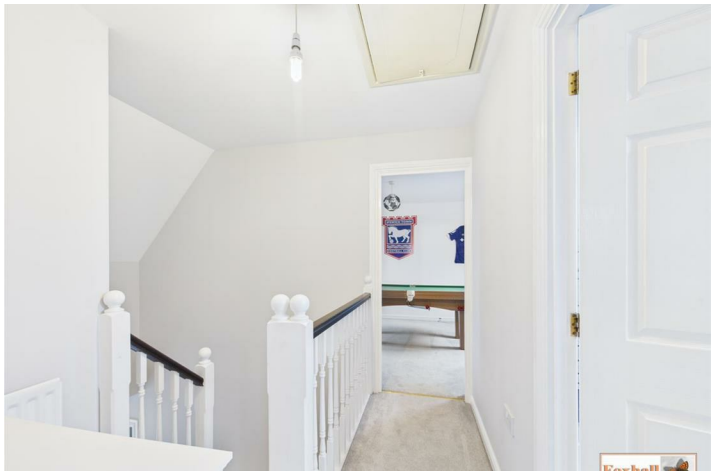


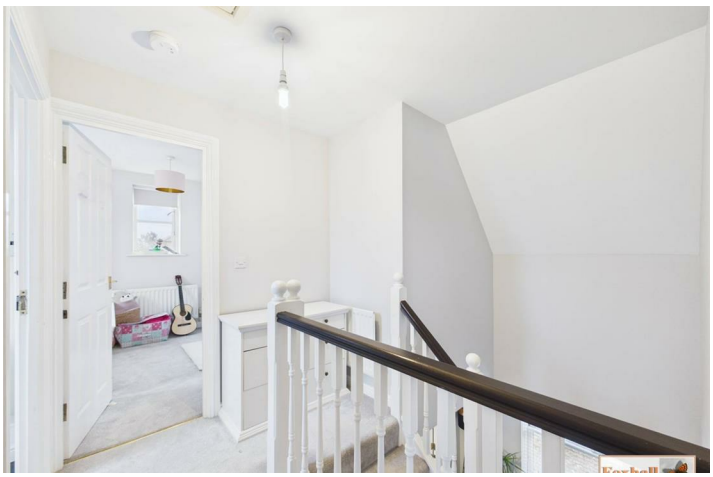


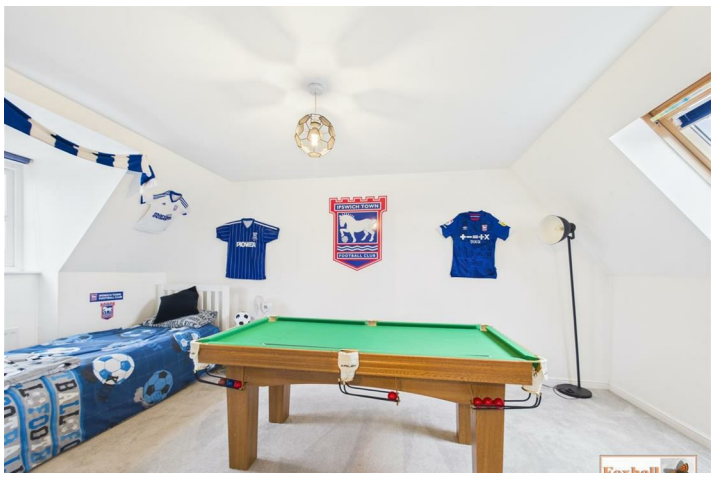




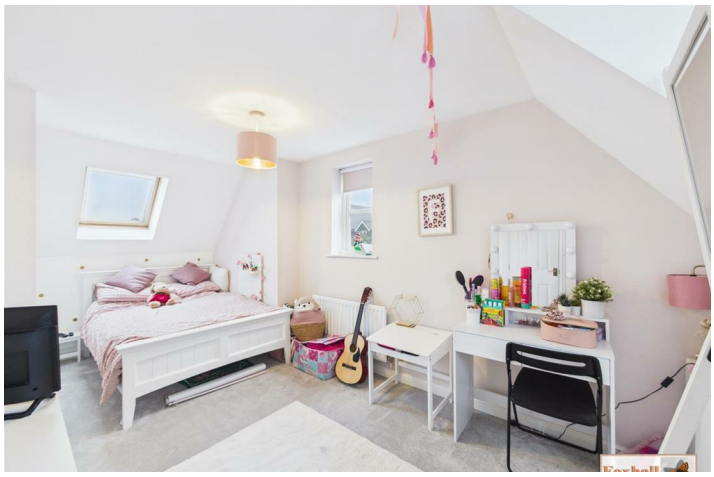




















Road Map



Hybrid Map



Terrain Map



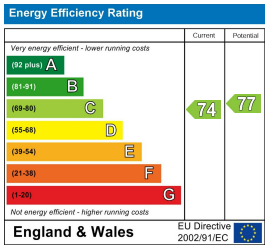
Floor Plan

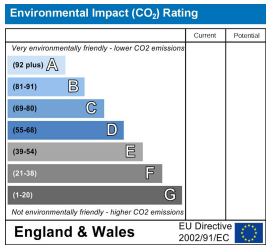


Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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