



**Chelsworth Avenue, Ipswich, IP4 3AY**

**welcome to**

## **Chelsworth Avenue, Ipswich**

This hugely extended, detached bungalow benefits front three large, double bedrooms, a large kitchen/diner/family room, a master bedroom with walk in wardrobe, a utility room, a modern bathroom, a large, un-overlooked rear garden, ample off street parking and NO ONWARD CHAIN!

### **Entrance Hall**

Long, sweeping entrance hall with tiled flooring, one radiator and loft hatch.

### **Kitchen/Diner/Family Room**

Fantastic, open plan room with double glazed windows to the front and rear, a Velux window, three radiators, tunnel lights, tiled flooring throughout, a glazed door to the conservatory, eye and base level units in white with stone effect worktop surfaces, a ceramic, white one and a half bowl sink plus drainer and chrome mixer tap, an integrated double oven with gas hob and extractor hood and space for appliances.

### **Sun Room**

Sliding doors to the rear, doors to both lean to's, including the utility room, tiled flooring, one radiator, wall hung lights. This room is perfect for enjoying the afternoon sun.

### **Side Lean To**

A door to the garden, double glazed window to the side and tiled flooring.

### **Utility Room**

A sink, tiled flooring, double glazed window to the side and a door to the rear garden.

### **Master Bedroom**

Double glazed window to the front, tiled flooring, one radiator and a large, walk in wardrobe with an additional wardrobe within.

### **Bedroom Two**

Double glazed window to the front, tiled flooring and one radiator.

### **Bedroom Three**

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

### **Bathroom**

Low level WC, vanity sink, a bath with waterfall shower and shower attachment, double glazed window to the side, tiled flooring and fully tiled walls.

### **Outside:**

#### **Front Garden**

Block paved driveway, with a walled border, providing off street parking for multiple vehicles and motor homes, if required.

#### **Rear Garden**

A large, un-overlooked rear garden with a large patio seating area, perfect for entertaining, with steps up to a grassed area, a shed, an outside tap and light and a side access.



**Floor Plan**

Total floor area 128.9 m<sup>2</sup> (1,388 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Chelsworth Avenue,**  
**Ipswich**

- No onward chain
- Three large, double bedrooms
- Large kitchen/diner/family room
- Modern bathroom
- Master bedroom with walk in wardrobe

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£475,000**



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