Bridport Avenue, Ipswich, IP3 8QA

william
h brown

welcome to

Bridport Avenue, Ipswich

A beautifully presented three-bedroom semi-detached family home, situated in the popular Broke Hall area and offering particularly spacious and versatile accommodation.

Entrance Hall
The property is entered via a long and spacious entrance hall with carpet flooring, radiator, understairs storage, an additional storage cupboard and doors to the principal ground floor rooms.

Lounge/Diner
A beautifully proportioned, open plan reception room with a double glazed window to the front, patio doors opening directly onto the rear garden, allowing plenty of natural light into the space. The room has carpet flooring throughout, two radiator, TV point and a feature electric fireplace with stone-effect surround and wooden mantel.

Study
A separate reception room providing an ideal space for home working, playroom or additional family room, with a double glazed window to the front, wood effect flooring, radiator and loft hatch.

Kitchen/Diner
A real highlight of the property is the large, extended open plan kitchen/diner, providing an excellent space for family living and entertaining. The extension benefits from an impressive vaulted ceiling with two large Velux windows, patio doors opening onto the rear garden, further double glazed window to the rear, wood effect flooring throughout, radiator and spotlights. The kitchen itself offers an excellent range of eye and base level units with quartz work surfaces and matching splashbacks, a grey one and a half bowl sink plus drainer with chrome mixer tap, an integrated double oven, gas hob and extractor hood, integrated dishwasher, space for a fridge/freezer and partially glazed display cabinets, providing additional storage.

Utility Room/Cloakroom
This separate utility room also incorporates the ground-floor cloakroom, with double glazed frosted window to the side, tiled flooring, radiator, fitted work surfaces, space for a washing machine and tumble dryer, additional space for a fridge/freezer, white wall-mounted cabinets, low level WC and pedestal wash hand basin.

First Floor Landing
Carpet flooring, Velux window and access to the loft.

Master Bedroom
A good size double bedroom with double glazed window to the front, carpet flooring, radiator and L shaped fitted wardrobes.

Bedroom Two
A well-proportioned bedroom with double glazed window overlooking the rear garden, carpet flooring and radiator.

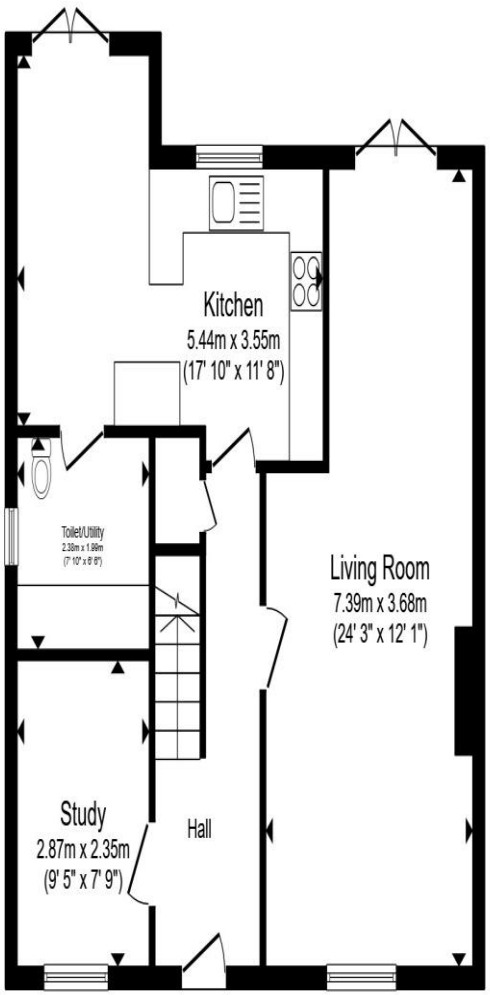
Bedroom Three
A further good size bedroom with double glazed window to the front, carpet flooring and radiator.

Shower Room
The modern shower room is finished to an excellent standard, with double glazed frosted window to the rear, a large triple width shower with glazed enclosure, stone-effect wall panelling, waterfall shower head and separate shower attachment, enclosed WC and matching vanity wash basin, with additional fitted cabinets, providing excellent storage, spotlights, extractor fan, two chrome heated towel rails, grey wood effect flooring and a large airing cupboard.

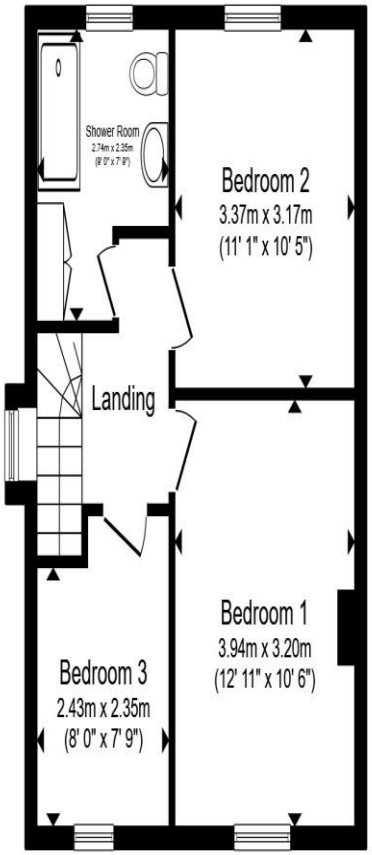
Outside:

Front Garden & Parking
To the front is a block paved driveway providing off-road parking, raised flower beds, grey slate borders, an EV charger and a gated side access, leading to the rear garden.

Rear Garden
Beautifully presented, relatively un-overlooked rear garden, providing an excellent outdoor space for families and entertaining. With a fully enclosed border, a gated side access, a patio seating area, lawned areas with established flower bed borders, a hard standing pathway leading to the rear of the garden, a summerhouse, a shingled area with raised planters, a further circular patio seating area and an outside tap and light.



Ground Floor



First Floor

Total floor area 105.4 m² (1,135 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

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Bridport Avenue,

Ipswich

- Three-bedroom semi-detached family home
- Separate lounge/diner with patio doors to the garden
- Three versatile reception areas
- Ground-floor study/home office & separate utility room/cloakroom
- Block paved driveway providing off street parking & EV charger

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

£370,000

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The Property Ombudsman

Property Ref:
IPW104334 - 0006

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