

294 Tuddenham Road, Ipswich, IP4 3BL



Freehold

Guide Price

£395,000

Subject to contract

No onward chain

3 bedrooms
Sitting/dining room
Kitchen/breakfast room
Garage



Situated on the northern side of the town is this detached family home with generous accommodation and a south-easterly facing garden

Some details

General information

Situated on the northern side of the town, a short distance of Christchurch Park and town centre, is this three bedroom detached family home.

The property is offered with no onward chain and has generous accommodation including a sitting/dining room and kitchen/breakfast room. It also has a south-easterly facing garden, parking and garage.

The reception hall has stairs to the first floor and doors off. The sitting/dining room has a triple aspect including patio doors opening out to the garden. Adjacent is the kitchen/breakfast room which has windows to the side and rear and a door out to the side. There is a range of base and eye-level units, work surfaces and sink with a free-standing cooker and washing machine.

The landing has doors off to three bedrooms, two of which are doubles. The bathroom has a suite of bath and basin and a separate WC.

Reception hall

13' 4" x 4' 9" (4.06m x 1.45m)

Sitting/dining room

24' 8" x 11' 6" (7.52m x 3.51m)

Kitchen/breakfast room

13' 4" x 10' 6" (4.06m x 3.2m)

Landing

14' 2" x 3' 4" (4.32m x 1.02m)

Bedroom one

12' 5" x 11' 6" (3.78m x 3.51m)

Bedroom two

12' 2" x 11' 7" (3.71m x 3.53m)

Bedroom three

8' 2" x 8' 1" (2.49m x 2.46m)

Bathroom

6' 10" x 4' 10" (2.08m x 1.47m)

WC

5' 5" x 2' 5" (1.65m x 0.74m)

The outside

The front of the property is enclosed by a low level brick wall with a driveway providing parking for many vehicles with a front garden, which is predominantly laid to lawn, with mature borders, trees and shrubs. There is access to the side of the property with a detached garage measuring 17'9 x 9'9 with bi-fold door to the front.

The rear garden enjoys a south-easterly facing aspect is enclosed by wooden fencing and mature borders and shrubs and is predominantly laid to lawn with patio area to the immediate rear of the property.

Where?

Tuddenham Road is located on the northern side of the town a short distance of Christchurch Park and the town centre which offers an abundance of shopping facilities, coffee houses, bars and restaurants. The village of Tuddenham is also nearby which has a church and public house.

Agents note

Please note that the gas boiler does require repairing and is currently not operational, it is likely that the most economical option would be replacement.

Important information

Council Tax Band - E

Services - We understand that mains water, drainage, gas and electricity are connected.

Tenure - Freehold

EPC rating - D

Directions

Proceed across Ipswich town centre along Crown Street and fork left on to Soane Street at the bottom of Christchurch Park. At the T-junction turn left into Bolton Lane, then adjacent to the Woolpack Public House fork right. Continue for some distance and upon reaching the roundabout continue straight over passing the turning for Chelsworth Avenue on the left and the property can be found on the right hand side just after the turning for Dorset Close.

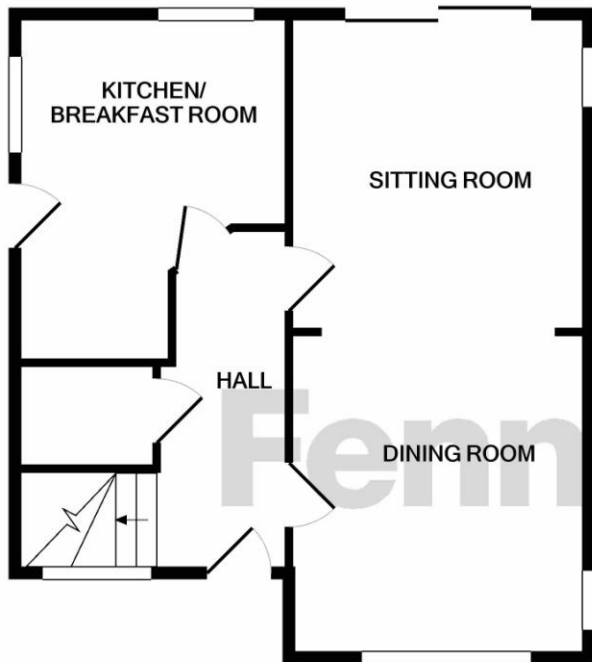
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

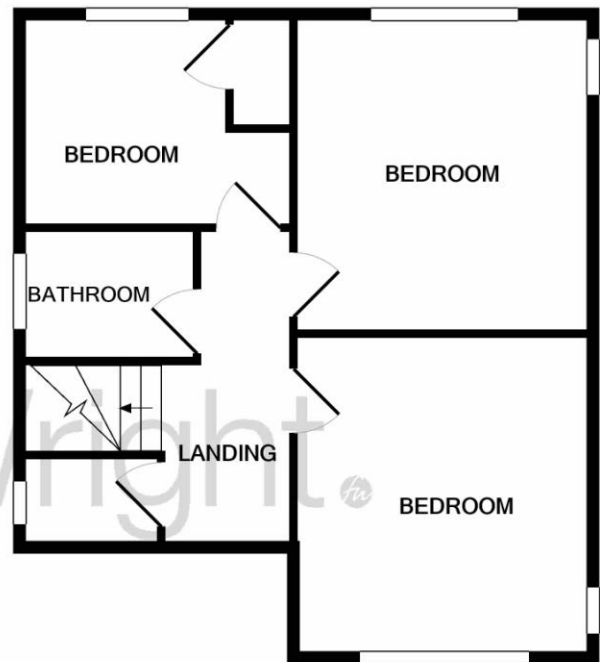
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Viewing

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