

120 Avondale Road, Ipswich, IP3 9LA



Freehold

Guide Price

£300,000

Subject to contract

Extended family home

3 bedrooms

Sitting room

Open-plan Kitchen/dining/family room



Situated on the eastern side of the town is this extended semi-detached property with parking for two cars and a detached garage.

Some details

General information

Situated on the south-eastern side of the town with a number of amenities nearby is this three-bedroom semi-detached family home.

The property has been extended to provide an open-plan kitchen/dining/family room as well as a separate sitting room and utility. The first floor has also been extended to provide three generous bedrooms. There is parking for two cars, detached garage accessed via a shared drive and a west facing garden.

The reception hall has stairs to the first floor and doors off. There is a cloakroom with WC and basin and opposite is the sitting room with gas fire and bay window to the front and a door leading into the kitchen/dining/family room which is L-shaped and has double doors to the garden. There are a range of base and eye-level units, work surfaces and sink with space for all appliances. Also off the kitchen is a utility area which has further space for appliances and a door returning to the hall.

The landing has doors off to the three bedrooms, all of which are a generous size and two look over the garden and the bathroom has a white suite of bath with shower over, basin and WC.

Reception hall

Sitting room

17' x 11' (5.18m x 3.35m)

Kitchen/dining area

14' 5" x 7' 9" (4.39m x 2.36m)

Family area

10' 3" x 7' 7" (3.12m x 2.31m)

Utility room

7' 10" x 6' 10" (2.39m x 2.08m)

Landing

Bedroom one

13' 7" x 10' 4" (4.14m x 3.15m)

Bedroom two

19' 8" x 10' (5.99m x 3.05m)

Bedroom three

15' 8" x 7' (4.78m x 2.13m)

Bathroom

6' 4" x 5' 6" (1.93m x 1.68m)

The outside

There is a block-paved driveway to the front of the property providing parking for two cars with a shared driveway leading to the rear with a detached garage, measuring 17' 8" x 10' 1".

The rear garden is predominantly laid to lawn, enclosed by fencing and enjoys a westerly facing aspect.

Where?

Avondale Road is situated on the south-eastern outskirts of the town with a number of amenities nearby including a parade of shops. Further amenities are found close by such as John Lewis, Waitrose and Sainsburys supermarket. Ipswich town centre is easily accessible as is the Waterfront with an abundance of bars, restaurants, coffee houses and shopping facilities.

Important information

Council Tax Band - B

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

Tenure - Freehold

EPC rating - tbc

Our ref - CJJ

Directions

Head out of town in an easterly direction along Fore Hamlet and continue up Bishops Hill. Turn right onto Nacton Road and continue for some distance. Take a right into Benacre Road with Tesco Express on the corner and take the third turning on the left into Avondale Road where the property can be found on the right hand side approximately half way down.

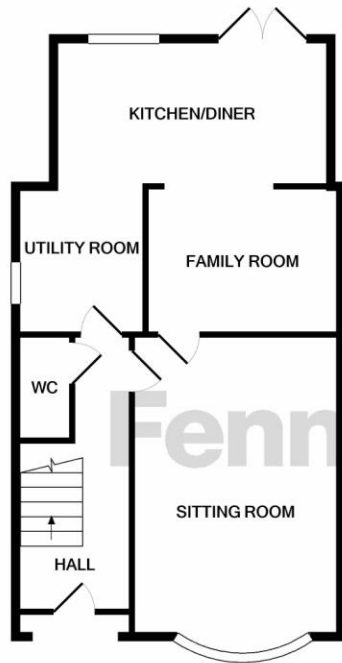
Further information

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

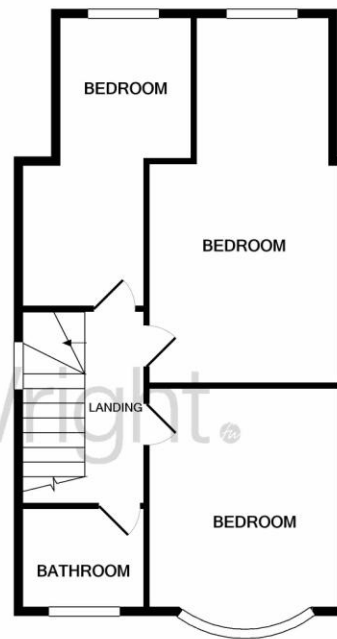
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Viewing

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