



Lyndhurst Avenue | Ipswich | IP4 5RT

Guide Price £325,000-£350,000 Freehold

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estate agents

Lyndhurst Avenue, Ipswich, IP4 5RT

GUIDE PRICE £325,000 TO £350,000 FREEHOLD. An ideal opportunity to purchase this modern detached bungalow built in 2020 and located on the East side of Ipswich within walking distance to Ipswich Hospital, bus service and local shops, the bungalow features cost effective efficient air sourced heat pump which uses electric to heat the water and under floor heating, also an extreme heat sprinkler system in all rooms. The bungalow comprises Storm porch, entrance hall, spacious lounge, kitchen/dining, 2 double bedrooms and bathroom with separate shower, the bungalow is double glazed throughout, shared right of way driveway leading to off road parking for multiple cars, front side and rear gardens are all enclosed by fencing. THE BUNGALOW IS VACANT AND BEING OFFERED WITH NO ONWARD CHAIN.

STORM PORCH

Door into entry hall

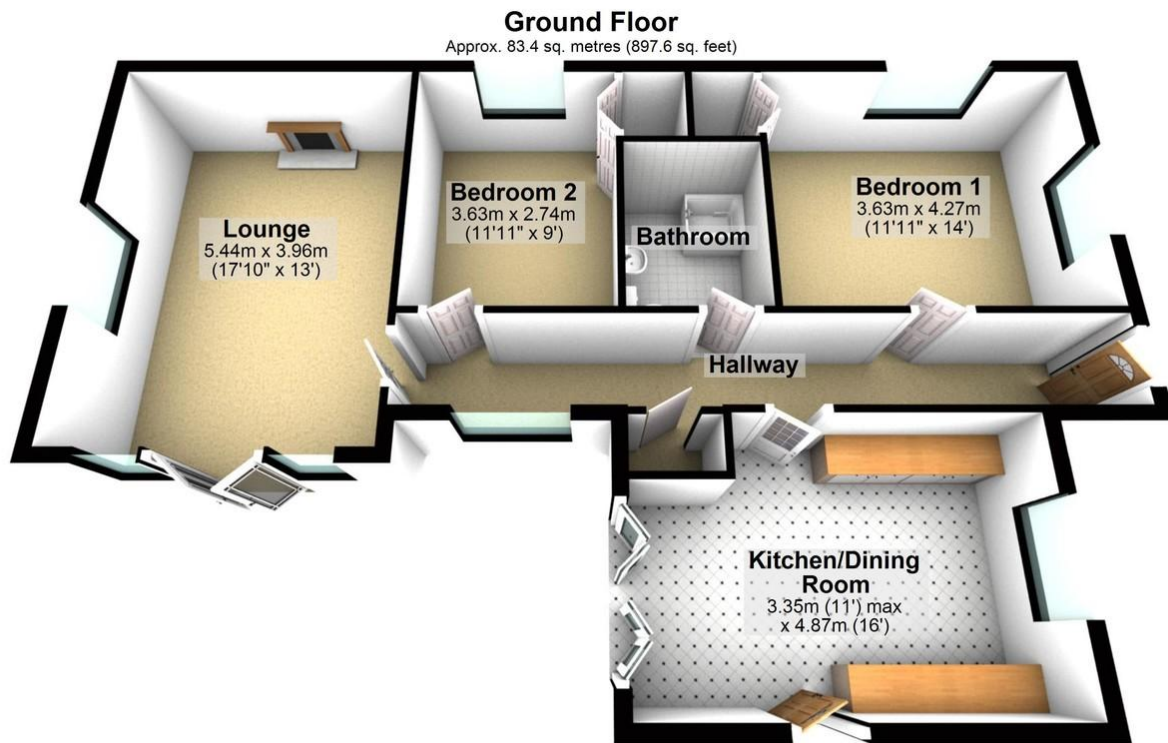
ENTRANCE HALL

Laminate styled wood flooring with under floor heating, airing cupboard housing pressurised hot water cylinder and part of sprinkler system further storage cupboard, double glazed window to side aspect, loft hatch, doors off to bedrooms, lounge, kitchen/dining and bathroom.

KITCHEN/DINER

16' x 11' (4.88m x 3.35m) Comprises eye level and base units with roll edge work surface, inset sink and drainer with swan neck mixer tap, Laminated wood style flooring with under floor heating, plumbing for washing machine and dishwasher, 4 ring electric hob, wall oven, stainless steel extractor hood, vaulted ceiling, double glazed bi fold doors to rear patio area, double glazed window to front and side aspect.





Total area: approx. 83.4 sq. metres (897.6 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

LOUNGE

17' 10" x 13' (5.44m x 3.96m) Carpeted flooring with under floor heating, double glazed window to rear aspect, double glazed French doors with side panels, vaulted ceiling.

BEDROOM 1

14' x 11' 11" (4.27m x 3.63m) Carpeted flooring with under floor heating, double glazed windows to front and side aspect.

BEDROOM 2

11' 11" x 9' (3.63m x 2.74m) Carpeted flooring with under floor heating, double glazed window to side aspect.

BATHROOM

11' 11" x 6' (3.63m x 1.83m) Comprises low level WC, wash hand basin, with cupboards under, bath and separate shower cubicle, extractor fan, Vinyl floor covering with under floor heating, Velux sky light.

OUTSIDE

Shingle driveway with right of way leading to a pair of iron gates in to off road parking for at least 3 cars, raised flower beds, shingle access to both sides of the bungalow, Indian stone patio area, lawn to side and rear, timber garden shed with water storage for sprinkler system, air source heat pump to the rear which serves the under floor heating and hot water, the gardens are all enclosed by fencing.

COUNCIL

Ipswich Borough Council
Council tax band (C) £1,788.08

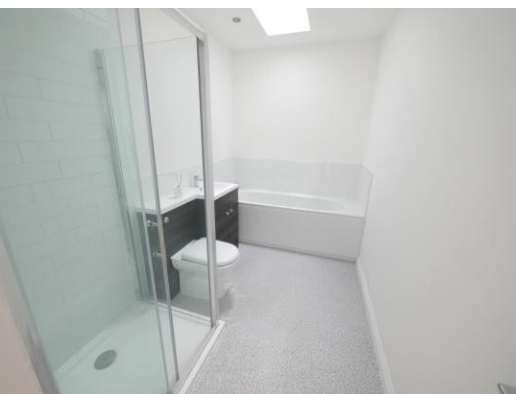
NEAREST SCHOOLS

Broke Hall CP School and Coplestone High school.

SERVICES

We understand electricity, mains water are connected, air source heat pump for under floor heating and hot water and mains sewerage.

2a Lyndhurst Avenue IPSWICH IP4 5RT	Energy rating B	Valid until: 6 August 2030 Certificate number: 8310-7132-7320-1168-1228
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VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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125 Dale Hall Lane, Ipswich IP1 4LS
Email: sales@your-ipswich.co.uk