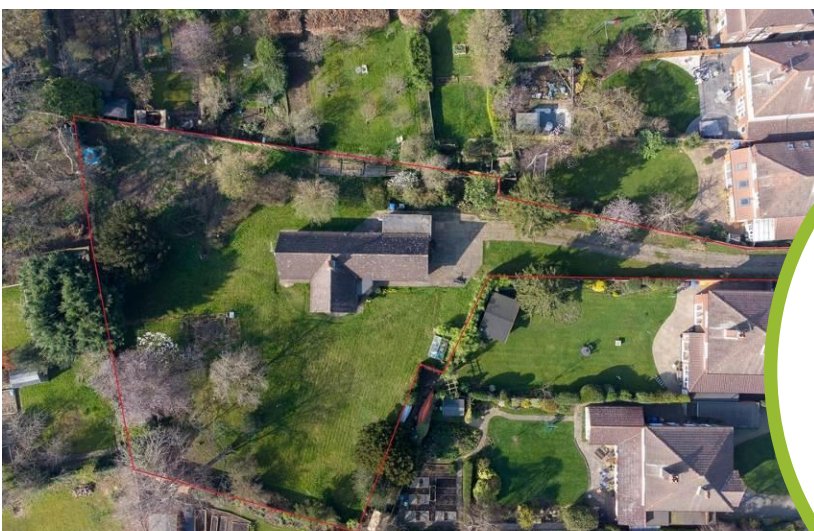


10A Woodstone Avenue, Ipswich, Suffolk, IP1 3TE



Freehold

Guide Price

£650,000

Subject to contract

Rare opportunity

3 bedroom bungalow
No onward chain
Grounds approximately ½ acre
Garage and ample parking



Situated in this sought after road is a unique opportunity to purchase this property which occupies a large plot with scope for extension (stpp)

Some details

General information

Situated a short walk from Christchurch Park on this highly sought-after road within the northern side of Ipswich is this unique opportunity to acquire an individual detached residence. It is set well back from the road off a long private driveway and offers a high degree of privacy for a town centre dwelling. The grounds extend to approximately half an acre where there is a detached three bedroom bungalow. Subject to gaining the necessary planning permissions we believe this is a rare chance to create a stunning home within this superb setting. This represents a very rare opportunity in this most sought-after location.

Currently on the site is a 1950's three bedroom detached bungalow which has a reception hall, sitting room, kitchen, double glazing, electric heating, garage and an abundance of parking. In all the grounds extend to circa half an acre.

The reception hall has windows and a upvc door to the front, stripped wood floor, airing cupboard and doors off. The sitting room has a bay window to the front, French doors to the side, stripped wood flooring and cast iron woodburner. The kitchen as a window and door to the rear, a range of modern base and eye-level units, work tops, sink, plumbing for a washing machine and walk-in pantry. There are three bedrooms, one of which has a range of wardrobes and another has a storage cupboard. The bathroom has window to the rear and a white suite of bath with shower over, basin and WC.

Reception hall

17' 7" x 8' 9" (5.36m x 2.67m) max

Sitting room

16' 6" x 14' (5.03m x 4.27m)

Kitchen

10' 11" x 9' 8" (3.33m x 2.95m)

Bedroom one

14' x 11' 10" (4.27m x 3.61m)

Bedroom two

10' 8" x 10' 1" (3.25m x 3.07m)

Bedroom three

11' 7" x 9' 11" (3.53m x 3.02m)

Bathroom

6' 10" x 5' 3" (2.08m x 1.6m)

Outside

The extensive grounds are approached by a long driveway enclosed by fencing which leads to a parking area and detached garage with up/door, power and light connected and personal door to the rear. Predominantly the grounds are laid to lawn with trees, shrubs and enclosed by fencing. There is a lower garden area to the right of the property which, at present, is uncultivated

Location

Woodstone Avenue lies on the northern side of Ipswich within easy walking distance of Christchurch Park with 80 acres of parkland, arboretum and tennis courts. A short stroll through the Park takes you to the town centre which has an excellent range of shopping facilities, coffee houses and bars, further south is the thriving waterfront. For the commuter Ipswich mainline station and the A12/A14 are within easy reach. There are popular schools close by including Ipswich School and St. Margaret's Primary School.

Important information

Council Tax Band - D

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

Tenure - Freehold

EPC rating - E

Our ref - CJ

Directions

Proceed north of Ipswich town centre on Civic Drive, at the roundabout continue straight across on to Berners Street. At the crest of the hill turn right onto Anglesea Road then left at the T-junction onto Henley Road. After passing Ipswich School and Park Road take the second turning on the right into Woodstone Avenue and the entrance to the driveway will be found on the right.

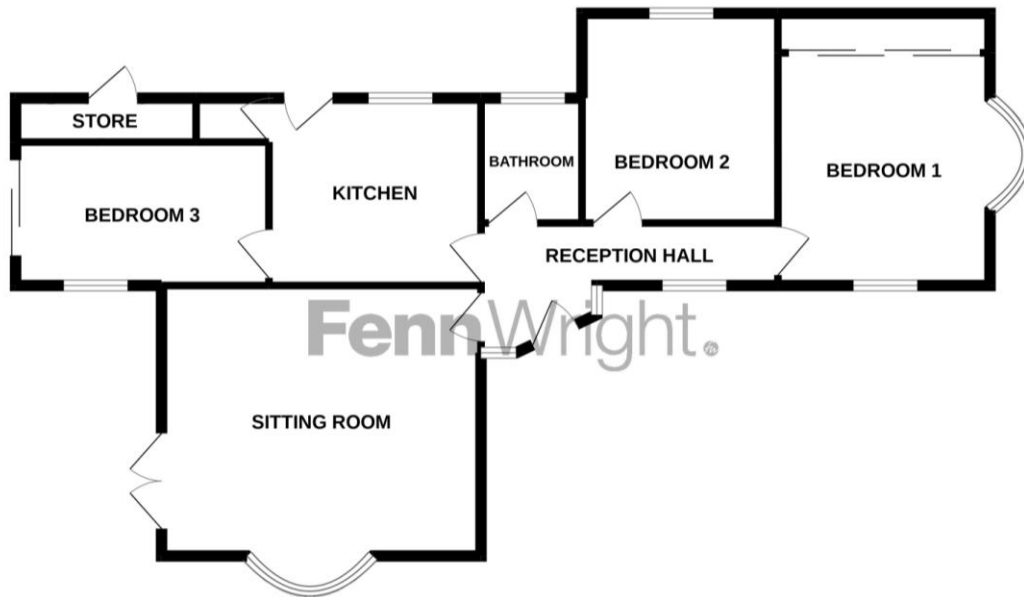
Further information

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

To make an appointment to view this property please call us on 01473 232 700



To find out more or book a viewing

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