

3 Kingsfield Avenue, Ipswich, IP1 3TA



Freehold

Offers In Excess Of

£600,000

Subject to contract

Rarely available

2 bedrooms
2 reception rooms, 30ft conservatory
Bathroom and en-suite



Some details

General information

Situated on the northern side of Ipswich in this most sought-after road is this superb detached bungalow. Properties of this type within the location are rarely available. It has two double bedrooms, an en-suite and a bathroom, two good size reception rooms, a 30ft conservatory, double glazing, gas central heating, double garage and landscaped gardens. It is offered with no onward chain.

The glazed entrance porch has a tiled floor and leads on to the good sized reception hall which has engineered oak flooring, a walk-in airing cupboard, access to the loft and doors off. The cloakroom has a window to the rear and a white suite of basin with cupboard below, WC and fully tiled walls.

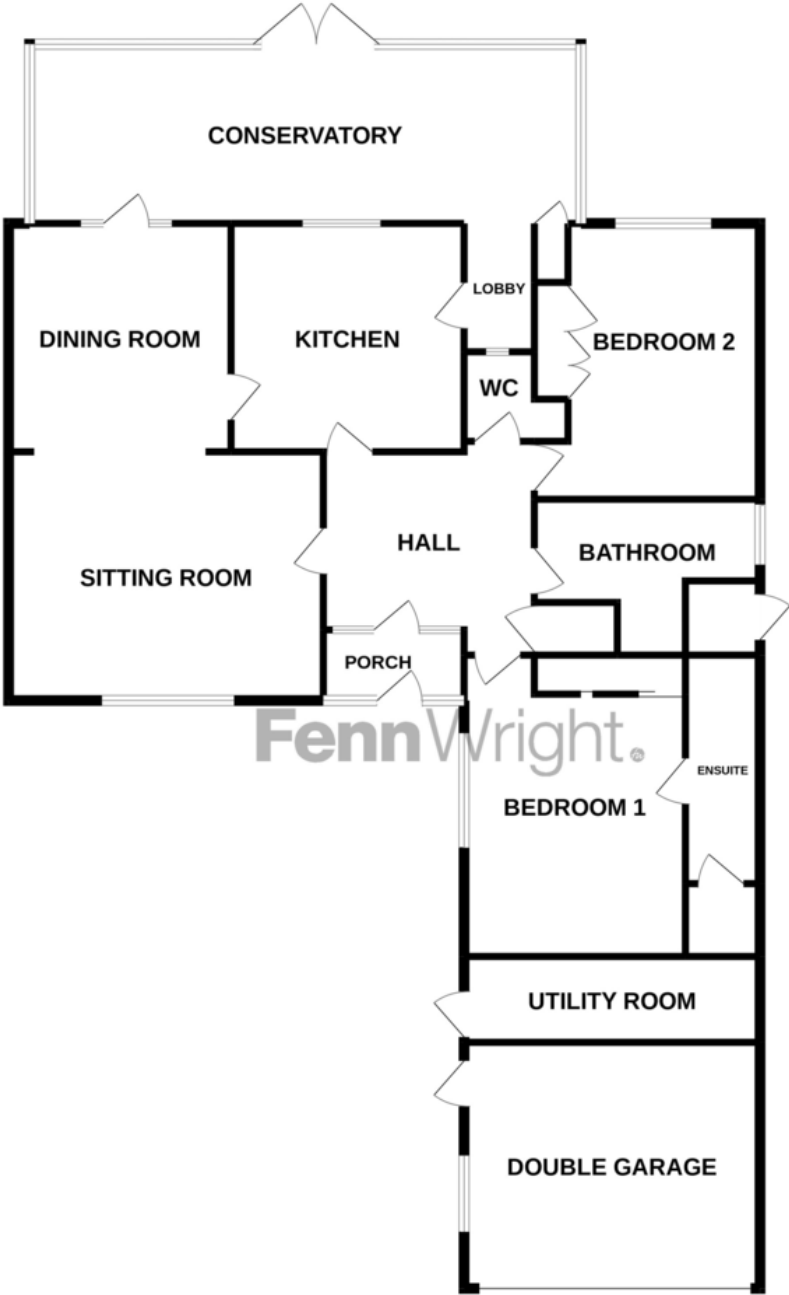
The sitting room overlooks the front, it has an electric coal-effect fire with stone surround and open archway to the dining room which has a door to the adjacent kitchen and casement door with glazed side panels to the rear leading into the conservatory, this is of generous proportion, upvc glazed all round with a tiled floor and twin doors to the garden. The kitchen has a window to the rear, a good range of cream fronted base and eye-level units, glass fronted display cabinets, full length storage cupboards and work surfaces. There is a sink, plumbing for a washing machine, a gas-fired aga and door to the rear lobby which leads into the conservatory and adjacent is a storage cupboard.

There are two double bedrooms, the main bedroom has a window to the side, sliding wardrobes to one wall and a door to the en-suite which has a tiled shower, twin basins on a contemporary stand and a WC. At the end of the en-suite is a large walk-in cupboard. Bedroom two overlooks the rear and has a range of wardrobes to two walls and a vanity unit with basin. The bathroom has a window to the side and a white suite of bath, separate tiled shower, basin with cupboards below and WC.



Situated a stone's throw from Christchurch Park in this most sought after location is a rarely available bungalow which offered with no onward chain.

GROUND FLOOR





Reception hall

12' 2" x 9' 3" (3.71m x 2.82m)

Cloakroom

3' 10" x 3' 9" (1.17m x 1.14m)

Sitting room

17' 4" x 13' 7" (5.28m x 4.14m)

Dining room

12' 6" x 12' 3" (3.81m x 3.73m)

Conservatory

30' x 9' 10" (9.14m x 3m)

Kitchen

12' 10" x 12' 10" (3.91m x 3.91m)

Bedroom one

16' 6" x 12' 5" (5.03m x 3.78m)

Ensuite

11' 2" x 3' 7" (3.4m x 1.09m)

Bedroom two

14' 4" x 14' 2" (4.37m x 4.32m)

Bathroom

12' 5" x 5' 8" (3.78m x 1.73m)



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Outside

The property is recessed from the road by a long front garden which is laid to lawn with border shrubs, enclosed by hedging and fencing. A driveway provides parking for many vehicles and leads to an attached double garage with electric door and personal door to the side. Adjacent is a utility room with plumbing for a washing machine, Belfast sink and water softener.

The landscaped rear garden measures approximately 70ft in length. It has a large paved patio with linked ponds and water features leading to a shaped lawn with border and inset shrubs. To the rear is a good size vegetable plot with greenhouse, there is also a garden shed to remain and it is fully enclosed by panel fencing.

Location

Kingsfield Avenue is one of the most sought-after roads in the Christchurch Park area on the northern side of Ipswich. It lies a short stroll from the park through which is the town centre with an abundance of shops and coffee houses, further south is the thriving Waterfront. Ipswich offers excellent transport links via the A12 and A14 plus Ipswich Mainline Station to London Liverpool Street.

Important information

Council Tax Band - f

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

Tenure - Freehold

EPC rating - D

Our ref - CPJ

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Agents note

The property has solar panels which are owned outright by the current vendors.

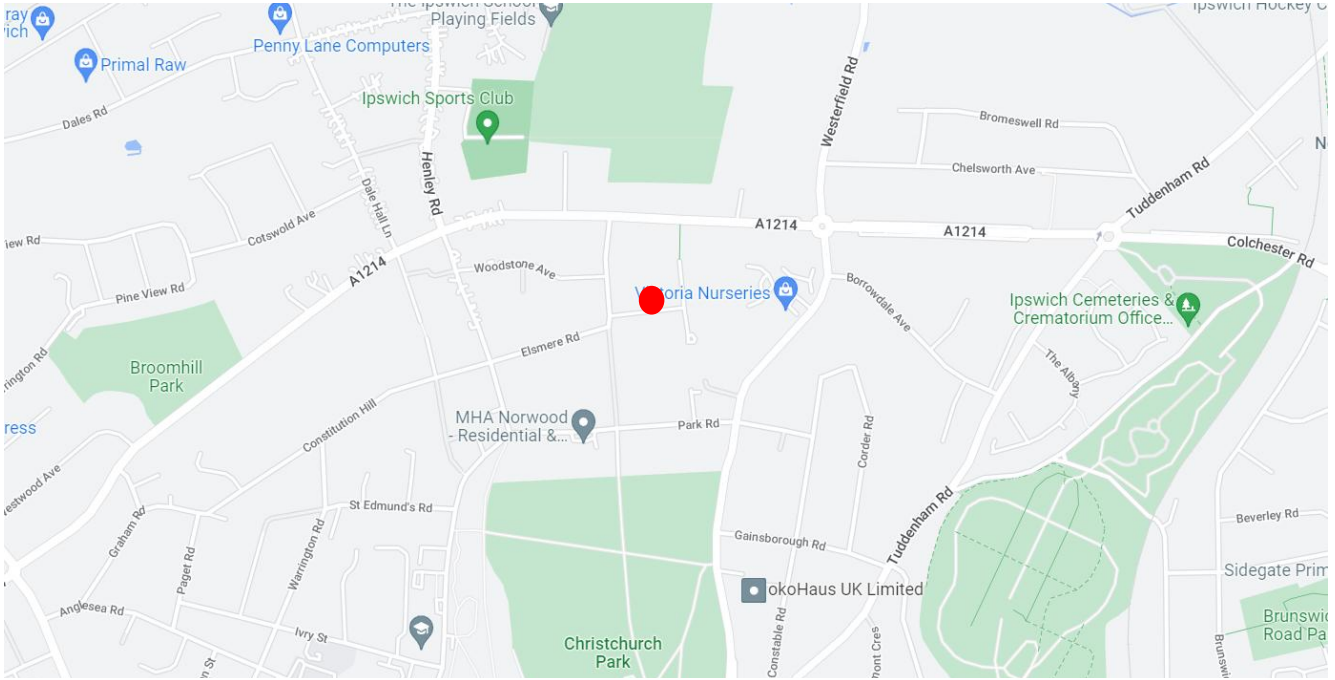
Further information

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.



Directions

Proceed north of Ipswich town centre on Civic Drive at the roundabout continue straight across onto Berners Street. At the crest of the hill turn right onto Anglesea Road and then left onto Henley Road at the T-junction. After passing Ipswich School follow the road through the s-bend and take the next turning on the right into Elsmere Road. Follow this round to the left which is The Avenue and then take the first right onto Kingsfield Avenue where the property will be found approximately half way down on the left.

To find out more or book a viewing

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