



Clive Avenue | Ipswich | IP1 4LU

Asking Price £524,500 Freehold



 **your ipswich**
estate agents

Clive Avenue, Ipswich, IP1 4LU

An immaculately presented three/four bedroom detached family home of excellent extended proportions providing extensively remodelled and stylish accommodation for the modern family, located in a prime residential area to the preferred North of Ipswich off Henley Road. The luxurious living space briefly comprises; entrance hall, striking open plan contemporary lounge-kitchen-diner with integrated NEFF appliances, comfortable sitting room with log burner, work from home office/fourth bedroom, shower room and separate utility room with lobby and storage additions on the ground floor with landing, three bedrooms, and a spacious shower room on the first floor. To the outside there is ample driveway parking to the front, and a beautifully kept garden with mature lawn, entertainment decking and barbecue patio to the rear which enjoys an open tree lined outlook. Early viewing to fully appreciate this outstanding versatile family residence improved to high standard throughout is highly advised.

COMPOSITE DOUBLE GLAZED FRONT DOOR TO

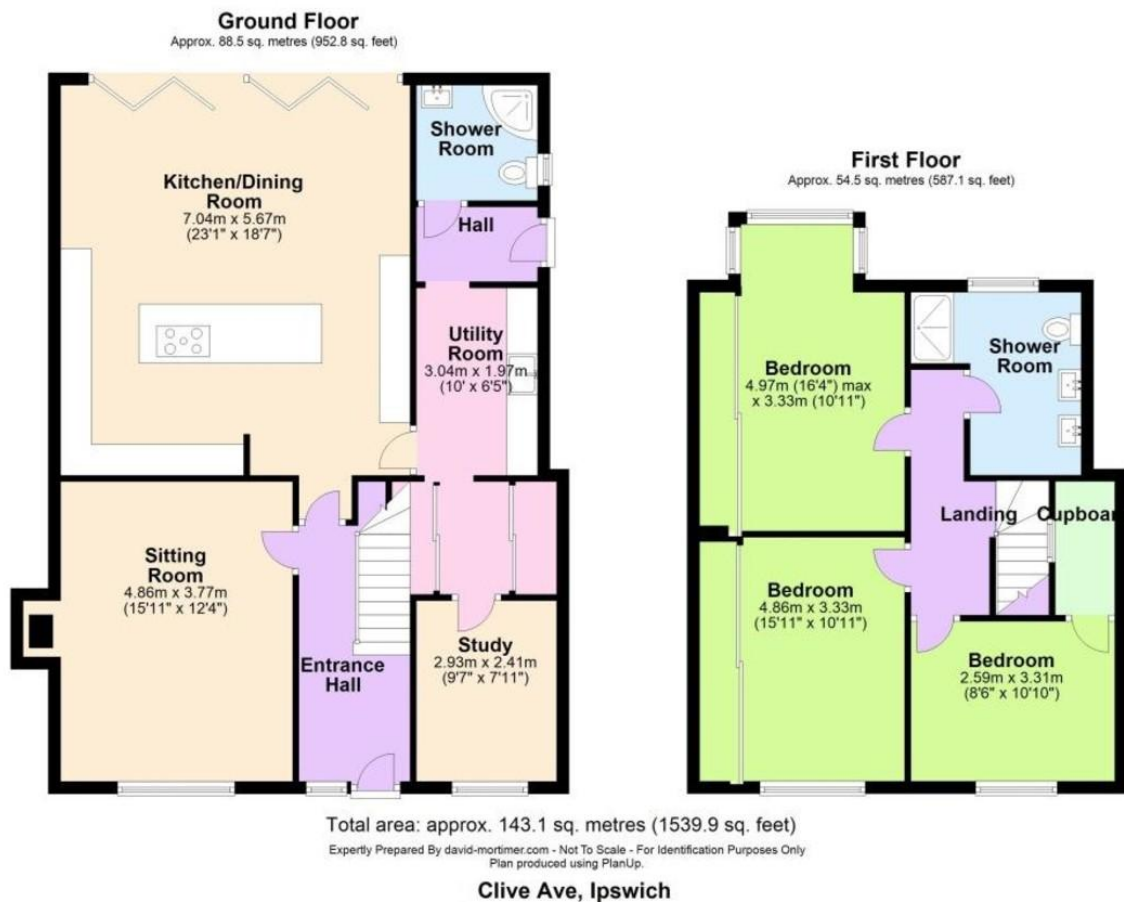
ENTRANCE HALL

Inset mat-well, radiator, stairs with handrail and glazed infill rising to first floor, under stairs low level cupboard, wood effect Karndean flooring, doors to.

LOUNGE-KITCHEN-DINER

21' 8" x 20' 3" approx. max. plus recess (6.6m x 6.17m)
Double glazed door and matching full width bi-fold doors with electric remotely operated roller blinds opening to garden, two vertical radiators, a comprehensive range of stylish contemporary gloss fronted fitted soft close cupboard and drawer units with pull out racking system, under unit courtesy lighting over light stone worktops with matching uprights, under mounted one and a half bowl sink with milled worktop side drainer, filtered water mixer tap and waste disposal unit, integrated appliances including dual NEFF ovens, NEFF microwave and grill, and NEFF bean to cup coffee machine, integrated fridge freezer, separate integrated fridge, island breakfast bar with matching base level fitted units, dark stone worktop with extending wraparound overhang, inset NEFF induction hob with extractor over, wood effect Karndean flooring, inset LED ceiling lights.





Clive Ave, Ipswich

SITTING ROOM

16' x 12' 4" approx. (4.88m x 3.76m) Double glazed window to front, radiator, contemporary style log burner set in chimney recess, television, telephone and broadband points.

UTILITY ROOM

Radiator, base and eye level gloss fronted fitted units, light stone worktop with matching uprights, under mounted sink with flexi-mixer tap, spaces for washing machine and tumble dryer, loft space access hatch, wood effect Karndean flooring, opening through to lobby area with door to shower room and double glazed door to side leading to outside passageway, on the opposing side of the utility area there is further opening into a corridor with built-in internally lit double wardrobes to both sides (one side concealing a modern wall mounted gas fired combination boiler), which leads to a door to the work from home office/fourth bedroom, wood effect Karndean flooring throughout, inset LED ceiling lights.

WORK FROM HOME OFFICE/ FOURTH BEDROOM

9' 7" x 7' 6" approx. (2.92m x 2.29m) Double glazed window to front, vertical radiator, wood effect Karndean flooring.

SHOWER ROOM

Obscured double glazed window to side, chrome heated towel rail, shower cubicle with electric shower over, mounted hand-wash basin with mixer tap and cupboard under, low level WC, mirror with touch sensitive lit surround, stone effect tiled walls and floor, extractor fan, inset LED ceiling lights.

STAIRS RISING TO FIRST FLOOR

LANDING

Borrow light window to side, loft space access hatch, doors to.

BEDROOM ONE

15' 7" into box bay x 10' 11" to back of wardrobes. approx. max. (4.75m x 3.33m) Box bay triple aspect double glazed windows to rear, contemporary radiator, twin built-in sliding mirror fronted double wardrobes.

BEDROOM TWO

12' 11" x 10' 11" to back of wardrobes. approx. (3.94m x 3.33m) Double glazed window to front, radiator, twin built-in sliding mirror fronted double wardrobes.

BEDROOM THREE

10' 10" x 8' 8" partly sloped ceiling. approx. (3.3m x 2.64m) Double glazed window to front, radiator, door to walk-in shelved storage area with double glazed dormer window to side.

FAMILY SHOWER ROOM

Obscured double glazed window to rear, heated towel rail, contemporary suite consisting of double shower cubicle with thermostatic fixed head shower and separate rinser, twin his and hers wall mounted hand-wash basins with mixer taps and cupboards under, and lo level WC, twin mirrors with touch sensitive lit surrounds, natural stone effect tiled walls and floor, extractor fan.

OUTSIDE

The pristine frontage provides ample off-road parking on a tegula block paved driveway, stocked corner flower bed, gated side pedestrian access to rear, and partially walled to front with fencing to side boundaries. The immaculately kept rear garden presents with an attractive tree lined open outlook, elevated decking entertainment platform

with steps down to a mature lawn and well stocked flower beds to borders, there is a natural slate paved barbecue area, outside tap and inset soffit downlighters.

IPSWICH BOROUGH COUNCIL

Tax band D - Approximately £2,070.81 PA (2022-2023).

NEARBY SCHOOLS

Dale Hall Primary, Ormiston Endeavour High and Ipswich Independent School.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH**

01473 289333
www.your-ipswich.co.uk

Property Misdescriptions Act 1991. Your Ipswich Estate Agents Limited has not tested any electrical items or appliances, nor any plumbing or heating systems and, therefore, cannot testify that they are operational. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. All description, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Unless otherwise stated all prices and rents are quoted exclusive of VAT. All negotiations are to be conducted through Your Ipswich Estate Agents Limited. SUBJECT TO CONTRACT.

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