

12 Borrowdale Avenue, Ipswich, IP4 2TN



Freehold

Guide Price

£625,000

Subject to contract

Over 165ft garden

4 bedrooms

Open-plan kitchen/dining/sitting room

Bathroom and en-suite



Some details

General information

This highly-sought after road is situated on the northern side of Ipswich a short walk from Christchurch Park and Ipswich School. This four bedroom detached family home has recently undergone extensive modernisation including re-wiring, re-plastering, triple glazing and gas central heating. It has a south facing rear garden measuring over 165ft, open-plan kitchen/dining/sitting room, garage and parking. The property also has solar panels with a feed in tariff.

The reception hall has herringbone engineered oak wood flooring which continues throughout the ground floor. Off the hall are stairs to the first floor, understair cupboard and doors to the sitting area and kitchen. The sitting room has a log burner and triple aspect windows with bay to the front and patio doors to the rear overlooking the garden. The sitting room and dining area lead into the kitchen creating a large contemporary family space which includes a feature steel beam and breakfast bar.

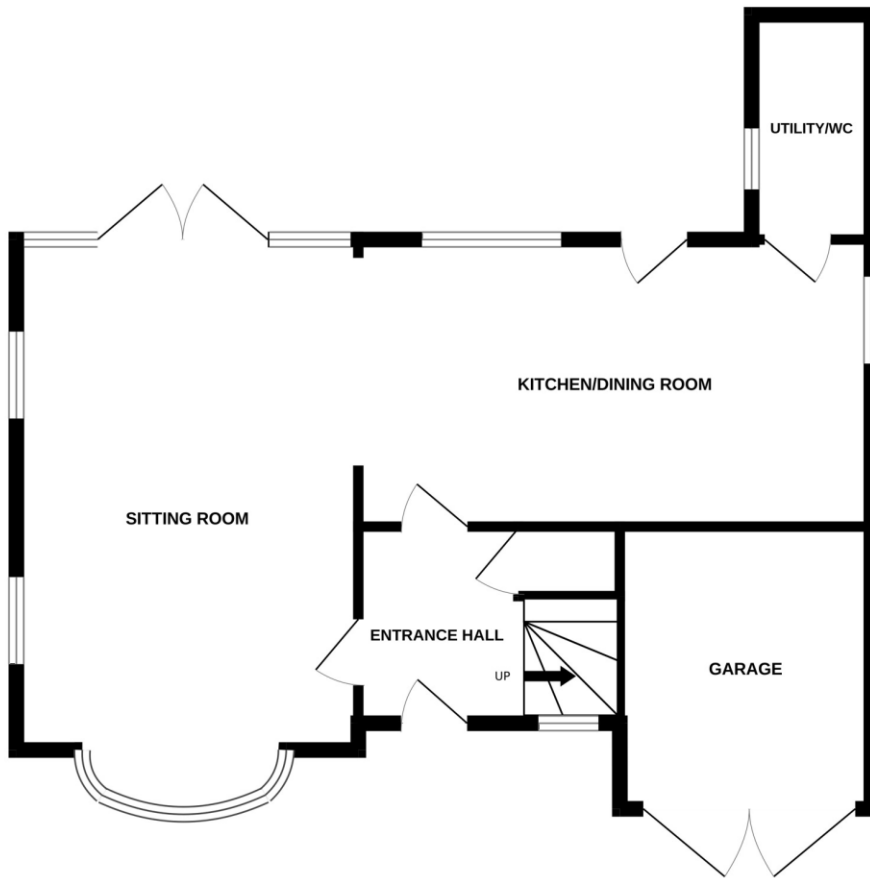
The kitchen has an extensive range of ash shaker-style base and eye-level units, pantry cupboards, drawers, oak work surfaces and inset sink. There is a dual fuel Rangemaster cooker with matching extraction hood, an integrated dishwasher, fridge/freezer and water softener. There are windows to the side and rear plus door to the garden. Adjacent is the utility room which houses a gas boiler, has plumbing for a washing machine and space for a tumble dryer. **It is currently being refitted and will include a WC, sink and cupboards.**

The galleried landing has a large window to the front, access to a good size loft which is part-boarded and insulated. Bedroom one has dual aspect windows and a panoramic view of the rear garden. Adjacent is an en-suite with WC, basin and shower. Bedroom two has a bay window to the front and further window to the side. Bedroom four faces to the front and bedroom three also overlooks the rear garden. The bathroom has two windows to the rear and a four piece suite of WC, basin, free-standing bath and a double shower.

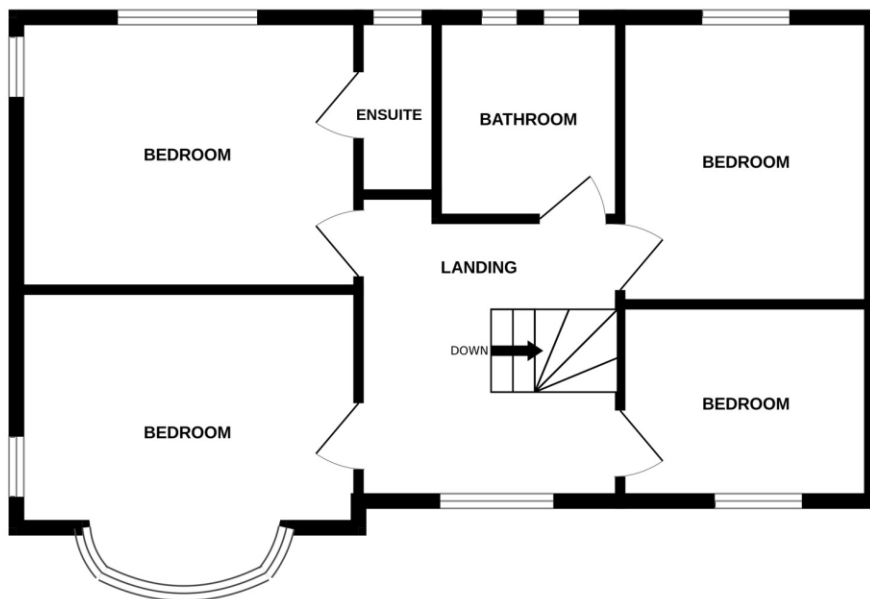


Situated on the northern side of Ipswich a short walk from Christchurch Park is this detached family home which has undergone renovation and has garage and parking.

GROUND FLOOR



1ST FLOOR





Reception hall

Sitting room

19' 3" x 12' 11" (5.87m x 3.94m)

Kitchen/dining room

19' 5" x 10' 10" (5.92m x 3.3m)

Utility room

8' 7" x 4' 6" (2.62m x 1.37m)

Landing

Bedroom one

12' 11" x 9' 11" (3.94m x 3.02m)

Ensuite

6' 10" x 2' 11" (2.08m x 0.89m)

Bedroom two

13' 5" x 9' 0" (4.09m x 2.74m)

Bedroom three

10' 11" x 7' 11" (3.33m x 2.41m)

Bedroom four

7' 11" x 7' 7" (2.41m x 2.31m)

Bathroom

7' 7" x 6' 6" (2.31m x 1.98m)



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Outside

The front of the property has a good size garden with driveway providing parking for two/three vehicles, there are double doors to the garage measuring approximately 10'11" x 7'11", a lawned area and a range of mature trees and shrubs.

The rear garden measures over 165ft long and is south facing, it backs onto private woodland known as the Cordale Spinney. It has a patio area leading to the lawn beyond which is a wooded area with meandering pathways between a recently planted orchard. Additionally there are many mature trees and shrubs and it is enclosed by fencing, some of which has been recently upgraded. There is a large shed to remain, at the far end of the garden there is wildlife hedge and gated access to the Spinney. This is a privately owned area of woodland covering over two acres which is only accessible from adjoining properties. The land is protected against development and is used solely for the enjoyment of local residents. A contribution of £40 per annum is requested for maintenance purposes.

In all the plot is approaching just under ¼ of an acre.

Location

Borrowdale Avenue is an attractive tree-lined and sought after road lying on the northern side of Ipswich within the Northgate School area. It lies a short walk from Christchurch Park, Ipswich School and St. Margaret's School. The town centre is within easy reach and Victoria Nurseries Farmshop is nearby.

Agents note

The property has solar panels and the vendor has advised that a feed in tariff for the period December 2021 to December 2022 produced around £2,500.00.

Important information

Council Tax Band - E

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

Tenure - Freehold

EPC rating – C

Our ref – CPJ

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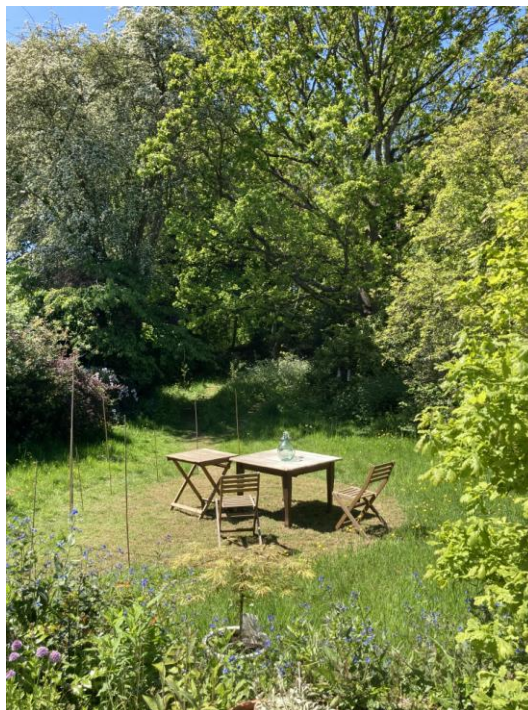
Further information

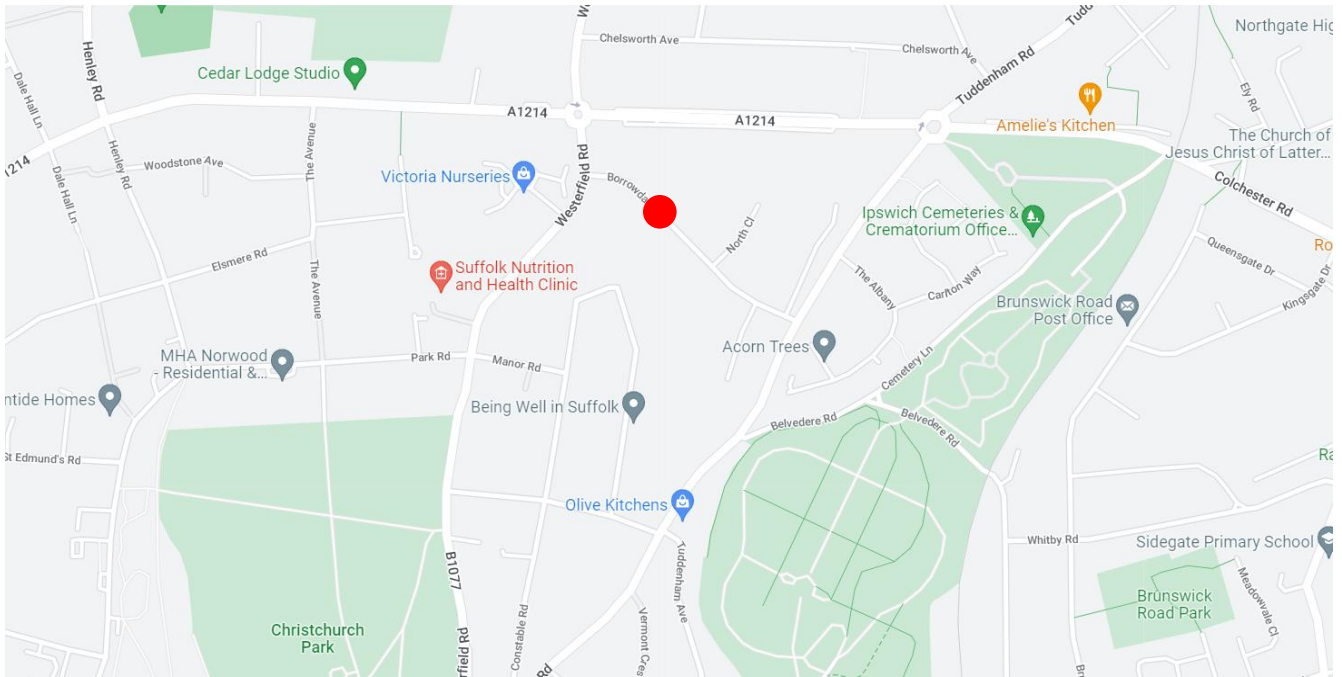
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

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





Directions

Proceed across Ipswich town centre on Crown Street and fork left onto Soane Street at the bottom of Christchurch Park. At the T-junction turn left onto Bolton Lane which leads into Westerfield Road. After passing the main park gates and Park Road take the next turning on the right into Borrowdale Avenue where the property will be found a short way down on the right hand side.

To find out more or book a viewing

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