



June Avenue | Ipswich | IP1 4LT

Guide Price £485,000 Freehold



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Part of the Your Ipswich Group

# June Avenue, Ipswich, IP1 4LT

An individual three bedroom detached bungalow of excellent proportions totalling approximately 1837sqft, favourably positioned on a wider plot in a highly sought prime residential avenue to the popular North-West of Ipswich. The substantial accommodation comprises; enclosed porch, impressive entrance reception, modern fitted kitchen, dining room opening into garden/sun room, sitting room, two superbly sized double bedrooms, single bedroom/study, modern shower room and separate WC. The ample frontage consists of a sweeping on/off brick paved driveway which provides parking for a number of vehicles and access to a detached garage, whilst the southerly facing, beautifully kept larger rear garden is predominantly laid to established lawn with generous entertainment patio and sheltered seating area which enjoys an open outlook. Externally accessed is a cloakroom, larder/store, boiler room and garden store. Viewing is highly advised to fully appreciate this rarely available, desirable home.

## **DOUBLE GLAZED FRONT DOOR WITH SIDE CASEMENTS TO**

### **ENCLOSED PORCH**

Door with side casements to entrance reception.

### **ENTRANCE RECEPTION**

Two radiators, built-in walk-in cupboard, built-in airing cupboard with hot water tank, doors to.

### **SITTING ROOM**

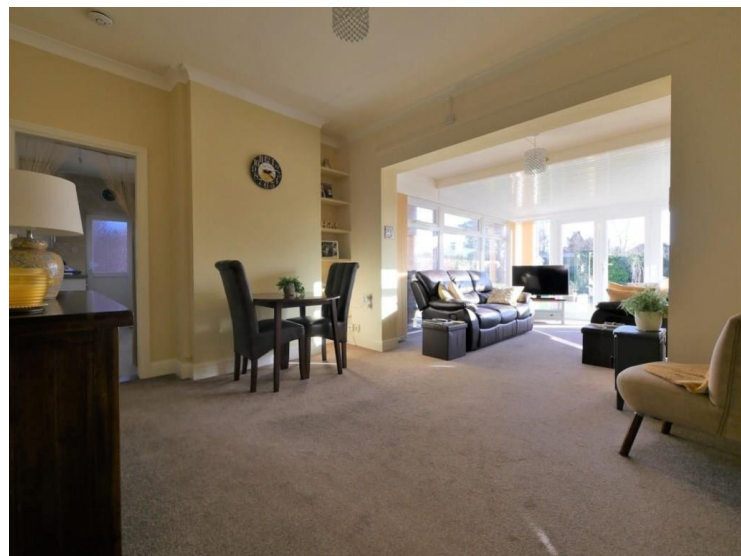
17' 9" x 13' 3" approx. (5.41m x 4.04m) Double glazed window to side, double glazed patio style sliding door to garden, radiator, open fireplace with marble surround, television point.

### **DINING ROOM**

13' 6" x 10' 5" approx. (4.11m x 3.18m) Vertical radiator, shelved alcove, opening into kitchen, opening into garden/sun room.

### **GARDEN/SUN ROOM**

14' 2" x 11' approx. (4.32m x 3.35m) Double glazed to three aspects with French doors opening to garden.





Total Area: 170.7 m<sup>2</sup> ... 1837 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

### KITCHEN

13' 9" x 10' 5" approx. (4.19m x 3.18m) Double glazed window to rear, vertical radiator, modern range of base and eye level fitted cupboard and drawer units with wood effect work surfaces, inset one and a quarter bowl sink drainer unit with mixer tap, built-in electric double oven, inset electric hob with extractor over, space for fridge-freezer, space for washing machine, tiled splash backs, wood effect flooring, side door to outside.

### BEDROOM ONE

14' 7" x 12' 2" approx. (4.44m x 3.71m) Double glazed curved window to front, column style radiator, a range of built-in fitted double wardrobes and drawer units, picture rail.

### BEDROOM TWO

16' 6" x 12' 2" approx. (5.03m x 3.71m) Double glazed window to front, column style radiator, built-in wardrobe, picture rail.

### BEDROOM THREE/STUDY

7' 7" x 5' 11" approx. (2.31m x 1.8m) Double glazed window to side, broadband point.

### SHOWER ROOM

Obscured double glazed window to side, radiator, mounted hand-wash basin with mixer tap, vanity side surfaces with pelmet lighting over and cupboard and drawer units under,

double shower cubicle with thermostatic shower, tiled walls, wood effect flooring, extractor fan, wall mounted electric fan heater.

### SEPARATE WC

Obscured double glazed window to side, low level WC with concealed cistern, part tiled walls, wood effect flooring.

### OUTSIDE

The ample frontage consists of a sweeping on/off brick paved driveway with two attractive low maintenance shrub stocked beds, there is parking for a number of vehicles, access to a detached garage with up and over entry door, and gated pedestrian access to the rear garden. The southerly facing, beautifully kept larger rear garden is predominantly laid to established lawn with generous entertainment patio, shingled landscaped areas, attractively stocked boundary borders and a sheltered seating area which enjoys an open outlook. Externally accessed is a doakroom, larder/store (which subject to the necessary connections could be utilised as utility room), boiler room, garden store, wooden shed and greenhouse. There is a personal door to the garage and external lighting and tap.

### IPSWICH BOROUGH COUNCIL

Tax band E - Approximately £2,633.51 per annum (2023-2024).

## NEAREST SCHOOLS

Dale Hall Primary and Ormiston Endeavour High (Government Nearest School Checker).

## DIRECTIONS

Heading North-East on Valley Road/A1214, turn right at the traffic lights onto Dale Hall Lane, then turn right onto June Avenue. The property is on the right.

## CONSUMER PROTECTION REGULATIONS 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply

with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

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### Energy performance certificate (EPC)

June Avenue IPSWICH IP1 4LT	Energy rating <b>C</b>	Valid until: 22 January 2034 Certificate number: 0299-1209-6204-5708-1604
Property type	Detached bungalow	
Total floor area	147 square metres	



**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

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