



Emerald Avenue, Ipswich, IP1 6FQ

welcome to

Emerald Avenue, Ipswich

This beautifully presented, semi-detached home benefits from three good-sized bedrooms, a spacious kitchen/diner, a ground floor cloakroom, a 1st floor bathroom, an en suite, off street parking and a large, West facing rear garden. COMPLETE ONWARD CHAIN!

Entrance Hall

Grey wood effect flooring and one radiator.

Cloakroom

Enclosed WC, pedestal wash hand basin, grey wood effect flooring, extractor fan and one radiator.

Lounge/Diner

Double glazed window to the front, grey wood effect flooring, two radiators, TV point and an understairs storage cupboard.

Kitchen/Diner

Spacious, open plan room with patio doors leading to the garden, double glazed, floor to ceiling windows to the rear, grey wood effect flooring throughout, suspended lights over the dining area, spotlights in the kitchen, eye and base level handleless units in high gloss grey with grey marble effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, space for a fridge/freezer, an integrated oven with induction hob and extractor hood, an integrated dishwasher and washing machine.

First Floor Landing

Carpet flooring and a loft hatch.

Master Bedroom

Double glazed window to the rear, carpet flooring, one radiator, a built in wardrobe and a door to the en suite.

En Suite

Enclosed WC, pedestal wash hand basin, a shower with glass enclosure, chrome heated towel rail, part tiled walls, tiled flooring, extractor fan, spotlights and double glazed window to the side.

Bedroom Two

Double glazed window to the front, carpet flooring and one radiator.

Bedroom Three

Double glazed window to the front, carpet flooring and one radiator.

Bathroom

Enclosed WC, pedestal wash hand basin, a bath with overhead shower and glass screen, one radiator, extractor fan, spotlights, part tiled walls, tiled flooring and double glazed window to the side.

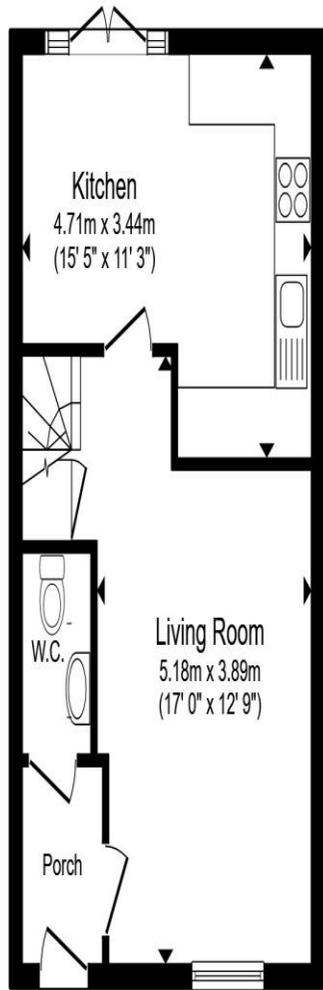
Outside:

Front Garden

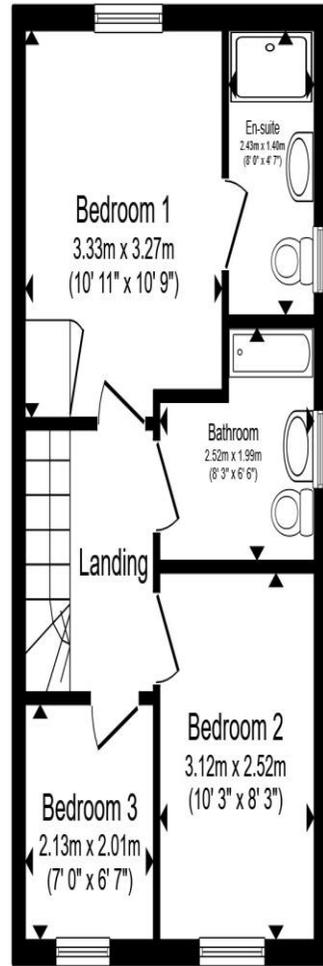
A grassed area, a pathway leading to the front door, a driveway to the side and a side gate to the rear garden.

Rear Garden

A large, West facing rear garden with a patio seating area, a grassed area, a shed and an outside tap and light.



Ground Floor



First Floor

Total floor area 73.0 m² (786 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Ipswich

- Complete onward chain
- Three good-sized bedrooms
- Ground floor cloakroom, 1st floor bathroom & en suite
- Off street parking
- Large, West facing rear garden

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£280,000



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Property Ref:
IPS121264 - 0002

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