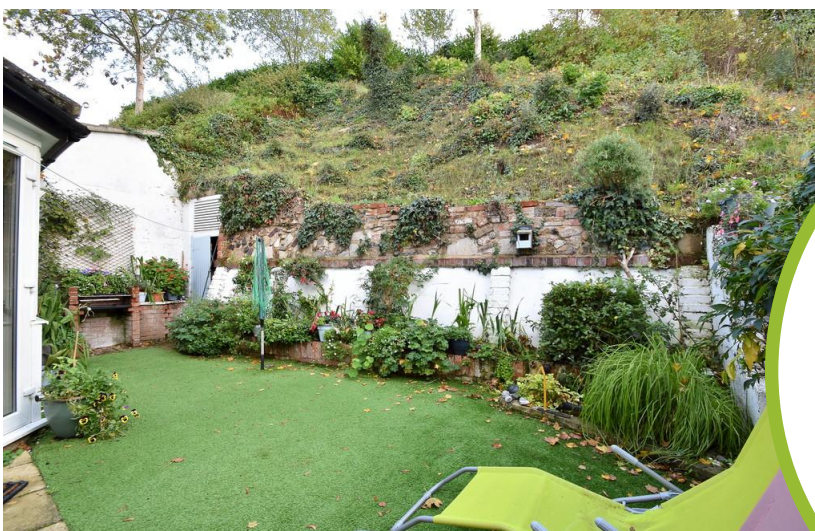


104 Tuddenham Road, Ipswich, IP4 2SZ



Freehold

Guide Price

£365,000

Subject to contract

Parking

4 bedrooms
Kitchen/dining/family room
Sitting room
En-suite and bathroom



This attractive property has been extended to provide versatile family space over three floors. It sympathetically blends older style with contemporary detail.

Some details

General information

Situated on the northern side of Ipswich, a short walk from Christchurch Park, is this attractive older style family home. It has been extended and modernised to provide good size family accommodation over three floors. There is a sitting room, open-plan kitchen/dining/family room, four nicely proportioned bedrooms and two bathrooms. It also has gas central heating and part double glazing.

The reception hall has a stained glass door and windows to the front, wood effect Karndean flooring, stairs to the first floor and stripped pine doors off. The cloakroom/utility has a window to the front, a modern white suite of basin and wc, there is a range of cupboards, worktop and plumbing for a washing machine. The sitting room has a bay window to the front, gas fire and alcove cupboards with shelving above. Adjacent is the open-plan kitchen/dining/family room of good proportion with a part-vaulted ceiling. There are windows to the side and rear, twin doors to the garden from the kitchen area and patio doors to the garden from the family room. There is an extensive range of gloss-fronted units, full length cupboards and storage plus granite work tops. Integrated appliances include halogen hob plus additional gas rings, twin ovens and a coffee machine. There is wood effect Karndean flooring.

The first floor landing has a window to the side, stairs to the second floor and doors off. There are three good size bedrooms on the first floor, two of which have built-in wardrobes and shelving. The smaller bedroom doubles up as a light and bright study with windows to two aspects. The family bathroom has a white suite of corner spa bath with shower over, French wing basin with cupboards and drawers below and a wc.

The second floor landing has a window to the side and cupboard and a door to the main bedroom which is of generous proportion with windows to the front and rear plus wardrobes and storage to one wall along with additional eaves access. The en-suite has a modern white suite of tiled shower, basin with cupboards below and wc.

Reception hall

11' 3" x 5' 10" (3.43m x 1.78m)

Cloakroom/utility

10' 9" x 3' 10" (3.28m x 1.17m)

Sitting room

16' x 12' 4" (4.88m x 3.76m)

Kitchen/breakfast room

L- Shaped 23' 9" x 19' 10" max (7.24m x 6.05m)

First floor landing

Bedroom two

13' 5" x 9' 9" (4.09m x 2.97m)

Bedroom three

11' 8" x 10' 2" (3.56m x 3.1m)

Bedroom four

L-shaped 12' 5" x 10' 5" max (3.78m x 3.18m)

Bathroom

7' 5" x 7' (2.26m x 2.13m)

Second floor landing

Bedroom one

16' 5" x 9' 3" (5m x 2.82m)

Ensuite

7' 5" x 5' (2.26m x 1.52m)

The outside

The front garden has a cobbled stone driveway providing parking for two to three cars with border shrubs and enclosed by a low wall and fencing.

The rear garden measures approximately 28ft. x 22ft plus a rising bank. There is a paved patio leading to artificial grass and a water feature plus brick-built barbecue and store. There are border shrubs and it is enclosed on all sides by traditional walls.

Where?

Tuddenham Road lies on the Northern side of Ipswich within the Northgate School area and also within easy walking distance of Ipswich school/St. Margaret's Primary school. Christchurch Park with its 85-acres of parkland lies close by beyond which is the town centre and thriving waterfront. For the commuter the A12/14 and Ipswich mainline stations are within easy reach.

Important information

Council Tax Band - C

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

Tenure - Freehold

EPC rating - E

Directions

Proceed across Ipswich town centre on Crown Street then fork left onto Soane Street at the bottom of Christchurch Park. At the t-junction turn left onto Bolton Lane then fork right onto Tuddenham Road, adjacent to the Woolpack Public House. After cresting the hill and passing the turning for Gainsborough Road on the left the property will be found a short way further down on the right marked by a Fenn Wright board.

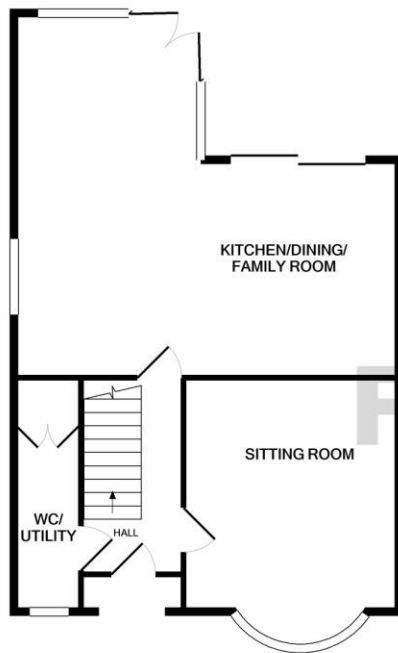
Further information

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

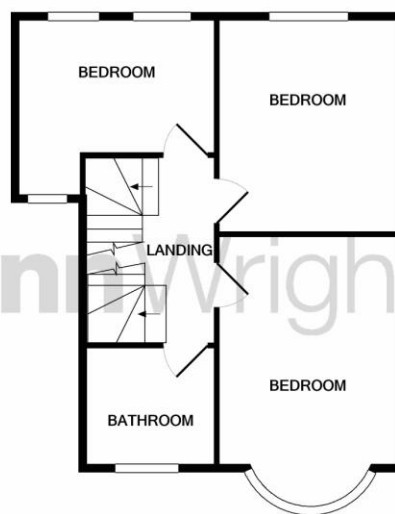
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Viewing

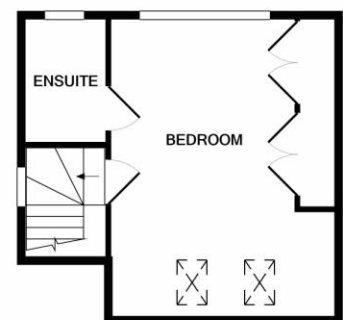
To make an appointment to view this property please call us on 01473 232 700



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Particulars for 104 Tuddenham Road, Ipswich, IP4 2SZ

