



Palmer & Partners



June Avenue, Ipswich, Suffolk, IP1 4LT
Guide Price £375,000 to £400,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

- No Onward Chain
- Sizeable Detached House
- Four Double Bedrooms
- 19ft Lounge/Dining Room
- 18ft Kitchen/Breakfast Room
- Conservatory With Utility Area
- First Floor Family Bathroom
- Two Ground Floor Cloakrooms
- Ample Off-Road Parking
- Tandem Garage
- Good Size Rear Garden

This nicely presented four-bedroom detached house, situated towards the popular northwest side of Ipswich not far from the town centre and Christchurch Park, is being sold with no onward chain. The property offers space living accommodation, sits on a good size plot, and benefits from ample off-road parking for several cars, a tandem garage, and a good size rear garden. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises front porch, entrance hall, two ground floor

cloakrooms, 19ft lounge/dining room, 18ft kitchen/breakfast room, conservatory with utility area, first floor landing, four double bedrooms, and the family bathroom.

The county town of Ipswich mixes historic character with a more modern waterfront and town centre. You will find medieval streets and older buildings in areas like the town centre, alongside regenerated docks, restaurants, cultural venues, and the university area around the Waterfront. The town is also an important



economic hub for Suffolk, with strengths in business, education, culture, and links to nearby Felixstowe port and London by rail with a journey time of approximately 1hr 15mins. Ipswich offers a range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park and Christchurch Park, and recreational facilities.

Front Porch: Door leading to:

Entrance Hall: Window to the side aspect, radiator, staircase rising to

the first floor with understairs cupboard, and doors leading to the lounge/dining room and kitchen/breakfast room.

Lounge/Dining Room: 19' x 15'11" (5.8m x 4.85m) There are windows to both sides and to the front aspect, two radiators, a feature fireplace, and a door leading to: **Kitchen/Breakfast Room:** 18' x 16'8" (5.49m x 5.08m) Fitted with an extensive range of matching eye and base units with drawers, roll edge work surfaces, sink and drainer, tiled splashbacks, space for a cooker, radiator, ample space for a breakfast table and chairs,



two windows to the rear aspect, and doors leading to a cloakroom and the lobby.

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin, along with a radiator and an opaque window to the rear aspect.

Lobby: Door opening out to the side and doors to another cloakroom and the conservatory.

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin, along with a radiator and an opaque window to the side aspect.

Conservatory: 12'7" x 8'8" (3.84m x 2.64m) Windows to the rear and side aspects, door opening out to the rear garden, and a utility area with space for a fridge freezer, tumble dryer and washing machine.

First Floor Landing: Window to the side aspect on the staircase, two built-in cupboards, access to the loft, and doors to the bedrooms and bathroom.

Bedroom: 15'11" x 11' (4.85m x 3.35m) Windows to the rear and side aspects and a radiator.



Bedroom: 12'10" x 12'9" (3.9m x 3.89m) Window to the rear aspect and a radiator.

Bedroom: 11'11" x 9' (3.63m x 2.74m) Window to the side aspect, radiator, and a wall-mounted hand wash basin with tiled splashback.

Bedroom: 9'9" x 8'10" (2.97m x 2.7m) Window to the side aspect, radiator, and a wall-mounted hand wash basin with tiled splashback.

Family Bathroom: A four-piece suite comprising a bath, shower enclosure, low-level WC and a vanity unit with sink and cupboards beneath. The bathroom also has a radiator, tiled walls, and opaque

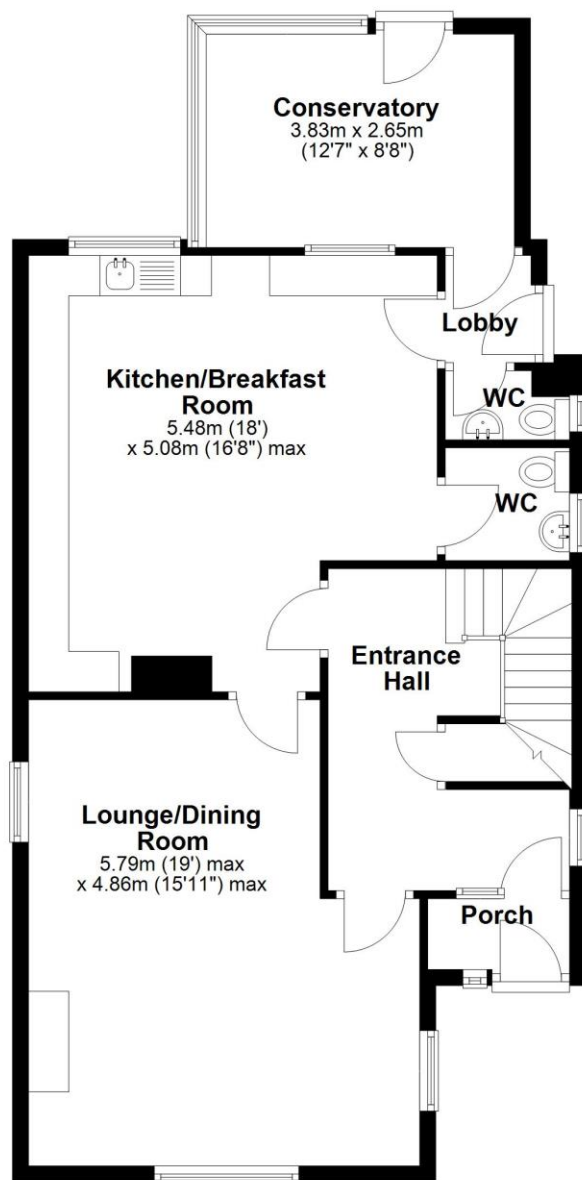
windows to the rear and side aspects.

Outside: To the front is an in-and-out driveway providing off-road parking for several cars in front of the garage to the side. The good size rear garden is predominantly laid to lawn with a patio seating area, door to the garage, and is fully enclosed by mature hedging and fencing.

Tandem Garage: 30'3" x 8'3" (9.22m x 2.51m) Up and over door, power and light connected, window to the rear aspect, and a pedestrian door opening out to the rear garden.

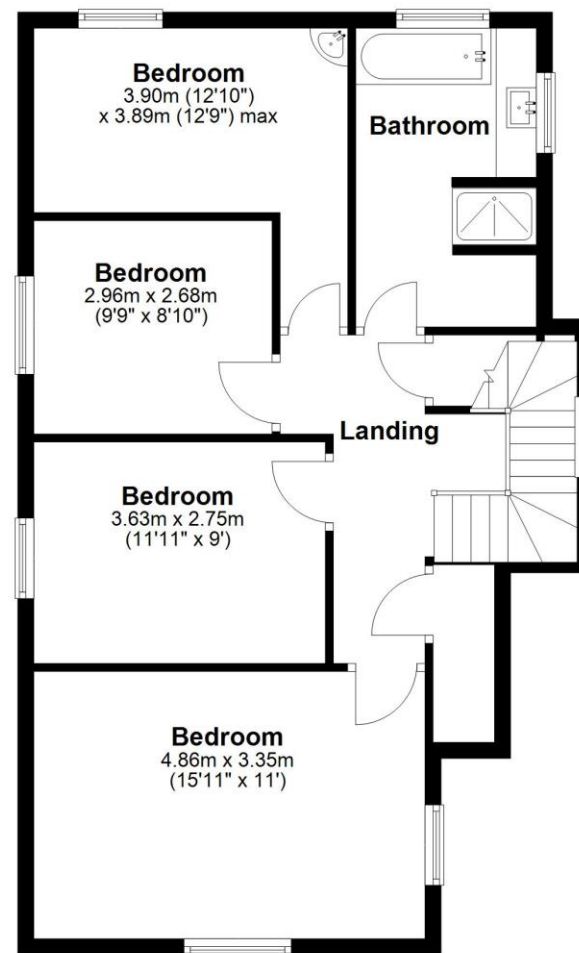
Ground Floor

Approx. 81.3 sq. metres (875.4 sq. feet)



First Floor

Approx. 67.0 sq. metres (720.7 sq. feet)



Total area: approx. 148.3 sq. metres (1596.1 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

4 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: To be confirmed

Council Tax Band: E



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com