







49 Sherborne Avenue, Ipswich, IP4 3DS | Guide Price £435,000 Freehold

ipswich & suffolk estate agents

Part of the Your Ipswich Group

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SUMMARY

We are delighted to be offer for sale this beautifully presented detached bungalow located to the North East of Ipswich in a no through road quiet location. close to local bus services, local parade of shops and Heath Road Hospital. The accommodation comprises: entrance hall, 3 double bedrooms, open plan kitchen, dining room and family room. Modern fitted kitchen with island with bi-folds to rear patio. Master bedroom with ensuite and walk in wardrobe, family bathroom with freestanding bath and shower cubicle. Further benefits include double glazing throughout, gas central heating, generous frontage providing ample off road parking to front, garage and landscaped gardens to the rear. Early inspection recommended.



ENTRANCE HALL

Door into entrance hall, herringbone LVT flooring, radiator, doors to bedrooms, open plan living area and family bathroom.



KITCHEN/DINER

20' 7" x 13' 7" (6.27m x 4.14m) Open Plan - Shaker style kitchen with quartz worktop, butler sink, space for range style cooker, integrated extractor, dishwasher, washing machine, larder fridge, larder freezer and bin storage. Island with quartz worktop and breakfast bar. inset spot lights. herringbone LVT flooring with gas underfloor heating, bi-folds to rear garden and a vertical radiator.

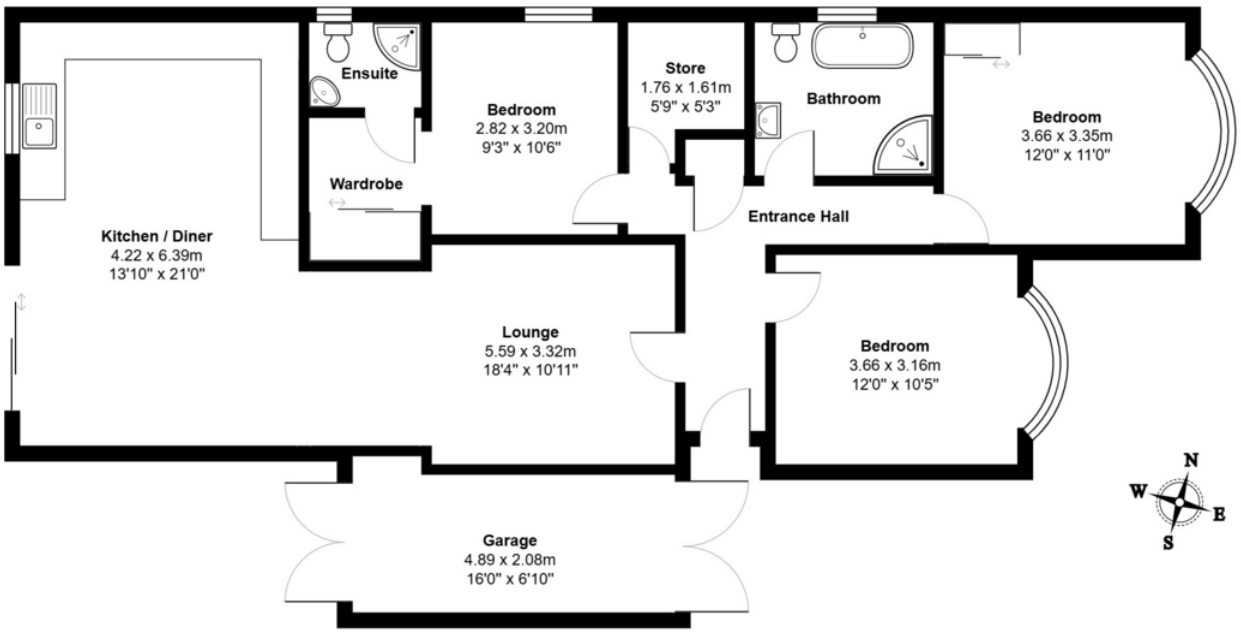
LOUNGE

19' 2" x 10' 10" (5.84m x 3.3m) All part of the open plan kitchen/diner family room. herringbone LVT flooring, window to side aspect, inset spot lights, vertical radiator, fire place with oak mantel beam with electric fire and acoustic paneling.



BEDROOM 1

16' x 10' 5" (4.88m x 3.18m) Window to side aspect, carpeted, wardrobe area and door to ensuite.



Total Area: 119.7 m² ... 1289 ft²

ENSUITE

Window to side aspect, black corner shower cubicle with rainfall and mobile head, corner hand wash basin and W.C. fully walls and floor tiled, inset spot lights and extractor.

BEDROOM 2

12' x 10' 11" (3.66m x 3.33m) Bay window to front aspect, picture rail and carpeted.

BEDROOM 3

12' x 10' 4" (3.66m x 3.15m) Bay window to front aspect, picture rail and carpeted.

WALK IN WARDROBE

5' 7" x 5' 6" (1.7m x 1.68m) LVT herringbone flooring.

FAMILY BATHROOM

Free standing bath with black taps and shower head, black corner shower cubicle with rainfall and mobile shower heads, vanity unit with hand wash basin, W.C. heated towel rail, feature tiled wall behind the bath with the rest half wall tiled and tiled flooring, extractor and inset spot lights.

REAR GARDEN

Landscaped rear garden, with large patio and paths with decorative stones and shrubs. Mostly laid to lawn, outside power sockets, fence enclosed and a door to garage.

FRONT GARDEN

Driveway leading to garage, outside lighting, ample off road parking with decorative stone area.

GARAGE

15' 9" x 6' 10" (4.8m x 2.08m) Double doors opening, power and door to rear garden.

COUNCIL

Ipswich Borough Council - Band C - £2,194.00

NEAREST SCHOOLS

Rushmere Hall Primary School and Northgate High School.

SERVICES

We understand all mains services are connected

STAMP DUTY LAND TAX (SDLT)

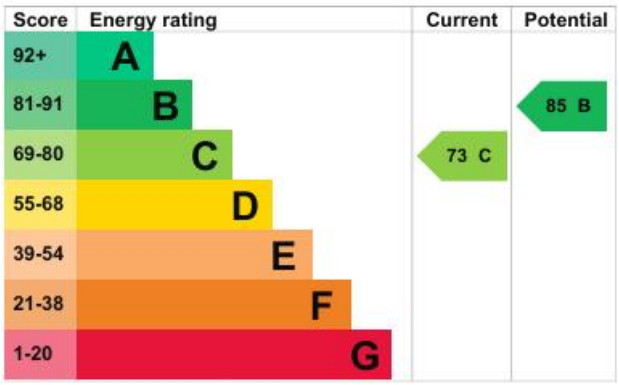
On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to
pay on their completed purchase. The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you. www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

BROADBAND & MOBILE PHONE COVERAGE

BROADBAND & MOBILE PHONE COVERAGE
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Mobile Phone- To check mobile phone coverage in the https://checker.ofcom.org.uk/en-gb/mobile-coverage

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

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VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH LTD

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