



**Tuddenham Avenue, Ipswich IP4 2HF**

**welcome to**

## **Tuddenham Avenue, Ipswich**

This beautifully presented, semi-detached home benefits from three good-size bedrooms, a kitchen/diner, a 1st floor bathroom, off street parking for two vehicles and a landscaped rear garden with fire pit. NO ONWARD CHAIN!

### **Entrance Hall**

Dark oak hard flooring, school style radiator and understairs storage area.

### **Lounge**

Hard oak wood flooring, school style radiator, double glazed window to the front with plantation shutters, TV point, a brick exposed fireplace and a multi fuel wood burning stove.

### **Kitchen/Diner**

Fitted kitchen with Travertine stone flooring, gas under floor heating, base level units in grey with hard oak wood worktop surfaces, a ceramic butler sink with chrome mixer tap, an integrated washing machine and dishwasher, space for a range cooker and fridge freezer, spotlights, double glazed window to the side, bi-fold doors to the garden, opening onto a large decking area, extending the kitchen space further.

### **First Floor Landing**

Carpet flooring, loft hatch and double glazed window to the side, with plantation shutters.

### **Master Bedroom**

Hard oak wood flooring, school style radiator, an original fireplace and double glazed window to the front, with plantation shutters.

### **Bedroom Two**

Hard oak wood flooring, double glazed window to the rear, with plantation shutters, an original fireplace and school style radiator.

### **Bedroom Three**

Hard oak wood flooring, double glazed window to the rear, with plantation shutters and school style radiator.

### **Bathroom**

Tile effect flooring, low level WC, wash hand basin with chrome mixer tap, a standalone bath with waterfall shower attachment, double glazed window to the front, with plantation shutters, school style radiator and heated towel rail.

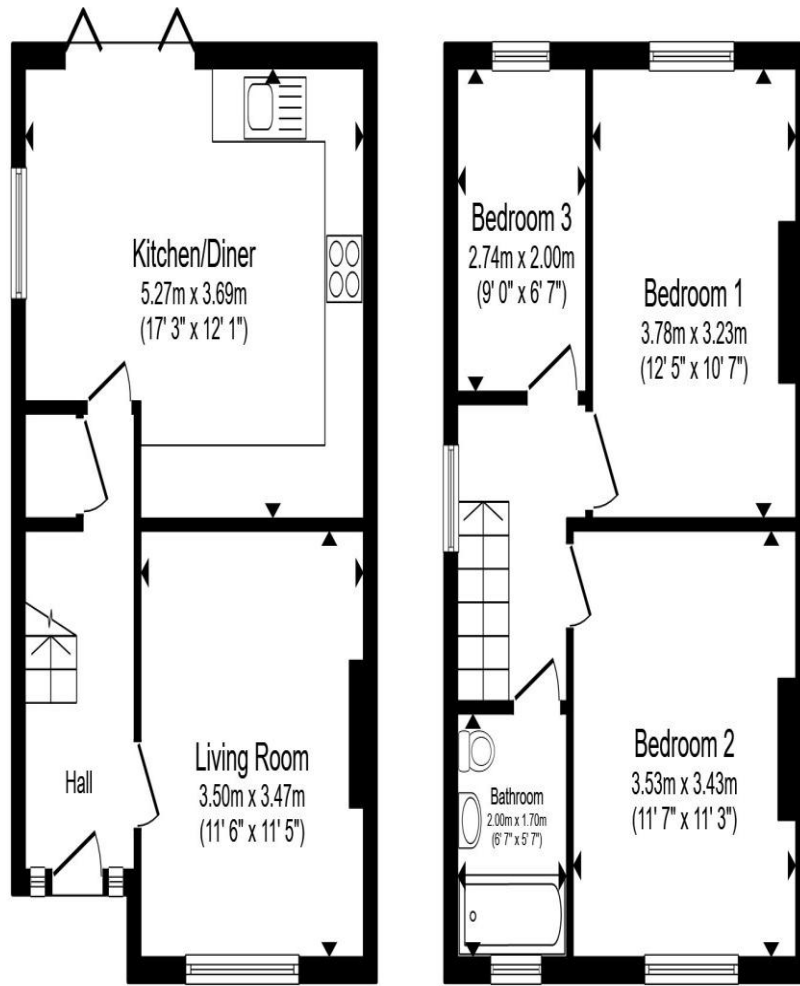
### **Outside:**

#### **Front Garden**

A stoned driveway, providing off street parking for two vehicles, with a side access to garden.

#### **Rear Garden**

Stunning garden with a decked seating area, a grassed area with integrated fire pit, shrubs and trees surrounding, plum, apple, cherry and fig trees, raspberry plants, fully enclosed border, a side access, a stone paved seating area and a large, outside covered area, ideal for enjoying all day sun, with decking and storage space. This garden is perfect for entertaining!



**Ground Floor**

**First Floor**

Total floor area 75.5 m<sup>2</sup> (813 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](http://www.propertybox.io)



**welcome to**  
**Tuddenham Avenue,**  
**Ipswich**

- No onward chain
- Three good-size bedrooms
- 1st floor bathroom
- Many original features throughout
- Off street parking for 2 vehicles

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

offers in excess of  
**£290,000**



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