



Freeman Avenue, Ipswich, Suffolk
£450,000

 4  2  2  E

VILLAGE LOCATION: A rare opportunity to acquire this generous four bedroom two reception detached family home located in the frequently requested village of Henley.

- VILLAGE LOCATION
- DETACHED FAMILY HOUSE
- FOUR BEDROOMS
- TWO RECEPTIONS
- CONSERVATORY
- GENEROUS UTILITY ROOM
- CLOAKROOM
- EN-SUITE SHOWER
- GARAGE
- DRIVEWAY



PROPERTY:

A lovely well planned 1970's built four bedroom detached house with family sized accommodation set out over two levels. This deceptive property is accessed by an entrance porch stepping into a good sized hallway with cloakroom at one end. There is an additional dining room/family room on the ground floor along with the original lounge/diner which is now a living room. A conservatory opens the room up to the garden. The kitchen is modern with appliances whilst a larger than average utility provides for everyday needs. The landing gives way to four good sized bedrooms (mainly doubles)whilst the master has had the recent addition of an en-suite shower room. A family bathroom completes the first floor with both a shower and bath. Outside the front garden is open plan with off road parking and access to the garage. The rear garden has a large paved patio, further decked area and side access.

Council Tax Band: E (Mld Suffolk).

LOCATION:

The property is situated in a cul-de-sac location within the sought after village of Henley with its well regarded primary school and large community centre. It also has a football pitch being the home of Henley Athletic whilst being approximately four miles north from the county town of Ipswich. The Suffolk county town of Ipswich offers a wide range of shopping and recreational facilities including mainline railway link to London's Liverpool Street. The A14 trunk road offers access in an easterly direction to the A12, Ipswich and Felixstowe and in a westerly direction to Bury St Edmunds, Cambridge and on to the Midlands.





ENTRANCE PORCH:

7'2 x 2'11 (2.18m x 0.89m)

Access via double glazed door to:- tiled floor further UPVC door to:-

ENTRANCE HALLWAY:

14'3 x 7'3 (4.34m x 2.21m)

Coved, radiator, stair light to first floor and storage cupboard under the stairs.

CLOAKROOM:

7'1 x 3'5 (2.16m x 1.04m)

Low level WC, wash hand basin with vanity cupboard under, drop light switch, radiator, and tiled flooring.

RECEPTION ROOM:

19'0 x 7'10 (5.79m x 2.39m)

Coved, double glazed window to front elevation and radiator.

LIVING ROOM/DINING

23'7 x 11'11 (7.19m x 3.63m)

Coved, two radiators, picture window to front elevation, window to conservatory and fire surround with inset coal effect fire.

CONSERVATORY:

9'3 x 8'10 (2.82m x 2.69m)

Polycarbonate roof, ceiling fan, double glazed to three elevations, double glazed doors to garden, power and tiled flooring.





KITCHEN/BREAKFAST ROOM:

15'5 x 8'11 (4.70m x 2.72m)

Smooth ceiling, double glazed window to garden, one and a quarter bowl inset sink unit with cupboards under, a range of wall mounted and floor standing cupboards drawers and units with wooden adjacent work tops, filter hood over ceramic hob, inset double electric oven to tall standing unit, pull out larder unit and integrated dish washer.

UTILITY ROOM:

12'3 x 7'10 (3.73m x 2.39m)

Smooth ceiling, double glazed window to side and rear garden, Double glazed door to side access, single drainer sink unit inset to work surface, plumbing for washing machine and a range of floor standing and wall mounted units,





LANDING:

Coved ceiling, access to loft space, radiator and built in airing cupboard.

BEDROOM 1:

12'10" x 11'11 (3.91m x 3.63m)

Double glazed window to front elevation, radiator and a range of fitted wardrobes with sliding doors.

EN-SUITE:

5'6 (max) to 5'2 (max) (1.68m (max) to 1.57m (max))

Low level WC, wash hand basin, corner shower with shower unit, and screen doors. tiled walls and flooring.

BEDROOM 2:

11'11 x 10'5 (3.63m x 3.18m)

Coved, double glazed window to rear elevation and radiator.

BEDROOM 3:

12'2 x 9'1 (3.71m x 2.77m)

Coved, double glazed window to rear elevation, double built in wardrobe cupboard and radiator.

BEDROOM 4:

9'2 x 7'1 (2.79m x 2.16m)

Coved, double glazed window to front elevation and radiator.

BATHROOM:

9'1 x 6'10 (2.77m x 2.08m)

Coved and smooth ceiling, double glazed frosted window to side elevation, towel radiator, wash hand basin inset to vanity unit, low level WC, panel bath and corner shower unit with screen door.

FRONT GARDEN:

Open plan garden with Tarmacadam driveway, laid mainly to lawn with access to garage.



REAR GARDEN:

Large paved patio area, outside water tap, further decked area, laid mainly to lawn, timber shed, oil storage tank, and built in boiler cupboard with Danesmoor floor standing oil boiler.

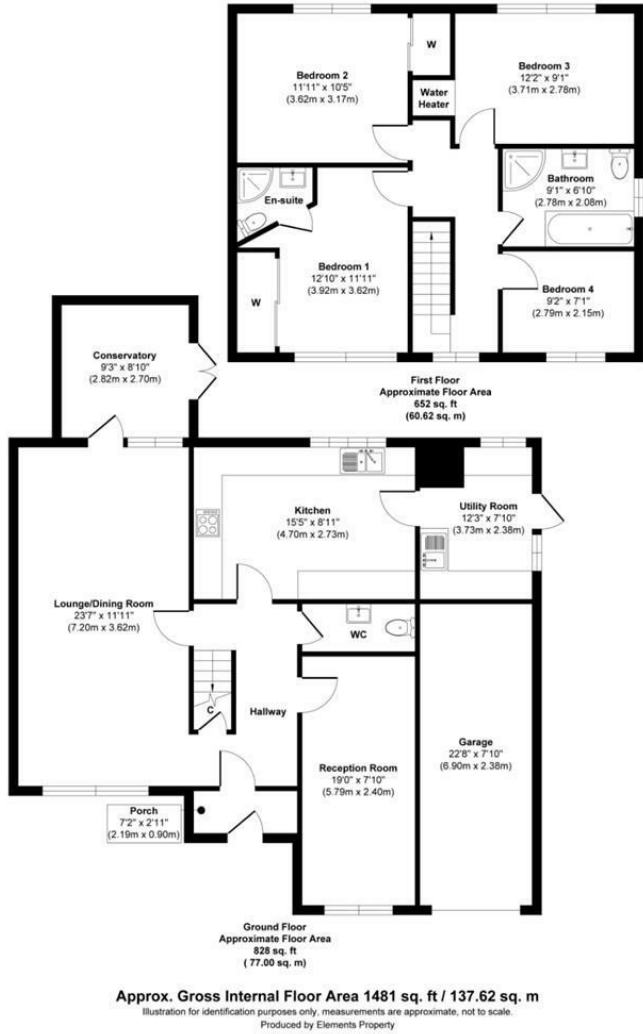
GARAGE:

22'8 x 7'10 (6.91m x 2.39m)

Up and over door, power and lighting connected, Window and door to side.



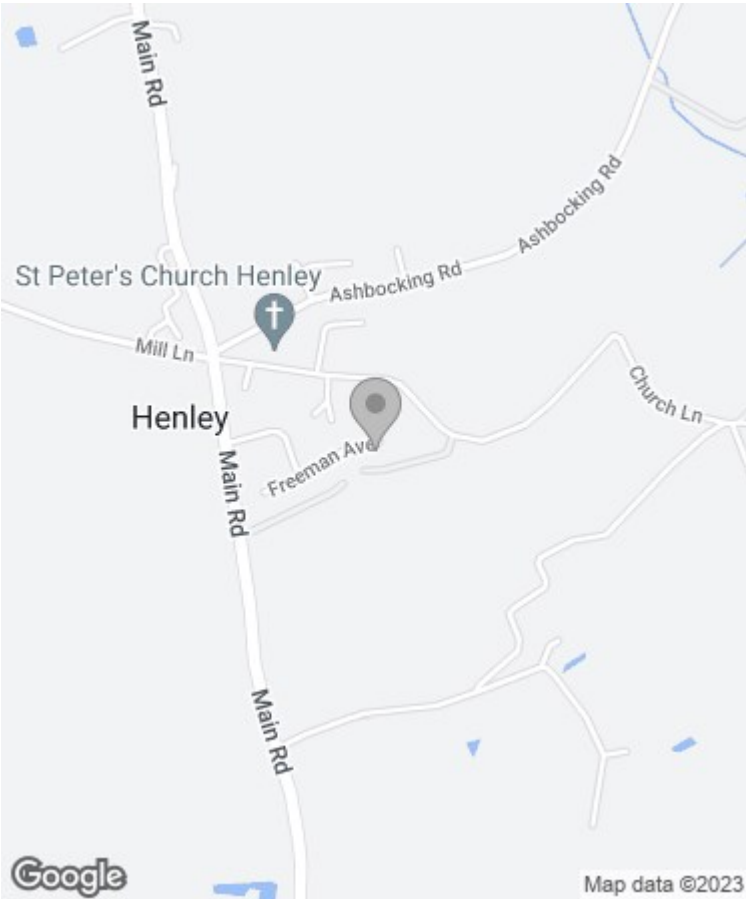
3 Freeman Avenue, IP6 0RZ



Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	73

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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