



Churchill Avenue, Ipswich, IP4 5DR

Price £375,000 Freehold

**ipswich &  
suffolk** estate  
agents  
Part of the Your Ipswich Group

# Churchill Avenue, Ipswich, IP4 5DR

NO ONWARD CHAIN - We are pleased to be offering for sale this modern well appointed 4 bedroom detached house located to the East of Ipswich in the Copleston catchment within walking distance to local shops, school and bus service. The property comprises entry hall, lounge with open fireplace, spacious open plan kitchen/dining, ground floor cloakroom, stairs to first floor leading to 4 bedrooms, master with en-suite and family bathroom. Further benefits include double glazing throughout, gas central heating, detached garage plus off road parking and established rear garden. MUST BE VIEWED.

## ENTRANCE HALL

Tiled flooring, radiator, stairs to first floor, storage cupboard under stairs, doors to lounge and kitchen /dining.

## LOUNGE

17' 2" x 11' 2" (5.23m x 3.4m) Carpeted flooring, 2 radiators, tiled open fireplace, double glazed window to front aspect, double glazed door with side panels to rear aspect.

## KITCHEN

17' 2" x 11' 2" (5.23m x 3.4m) Comprising glossy front eye level & base units with roll edge work tops, 4 ring gas hob with extractor over, electric oven, stainless steel sink with mixer tap, plumbing for washing machine and dish washer, wall mounted Baxi gas boiler, tiled flooring, radiator, double glazed windows to front & side aspects, space for fridge/freezer opening into dining area.

## DINING AREA

11' 2" x 10' 3" max (3.4m x 3.12m) Tiled flooring, radiator, double glazed window to rear aspect, double glazed doors to side aspect.

## STAIRS

Carpeted stairs and landing, loft hatch, double glazed window to rear aspect, airing cupboard with pressurised hot water cylinder.

## BEDROOM 1

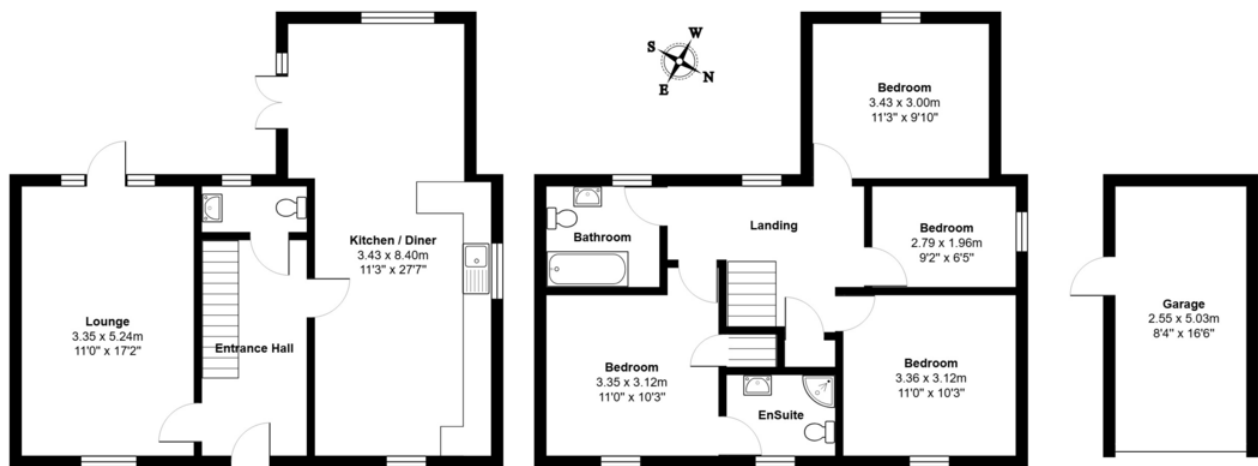
11' 1" x 10' 4" (3.38m x 3.15m) Carpeted flooring, double glazed window to front aspect, built in wardrobe, radiator, door into en-suite.

## EN-SUITE

Comprising low level WC, wash hand basin and shower cubicle, heated towel rail, double glazed window to front aspect, extractor fan.







Total Area: 130.2 m<sup>2</sup> ... 1402 ft<sup>2</sup>

### BEDROOM 2

11' 2" x 10' 4" (3.4m x 3.15m) Carpeted flooring, radiator, double glazed window to front aspect.

### BEDROOM 3

11' 3" x 9' 9" (3.43m x 2.97m) Carpeted flooring, radiator, double glazed rear aspect.

### BEDROOM 4

9' 2" x 6' 5" (2.79m x 1.96m) Carpeted flooring, radiator, double glazed window to side aspect.

### BATHROOM

Comprising low level WC, wash hand basin and bath with shower mixer tap, double glazed window to rear aspect, radiator, extractor fan.

### OUTSIDE

Driveway providing off road parking leading to detached garage with up & over roller door, gate leading into well established rear garden which is mainly laid to lawn variety of flower & shrub borders, willow tree and cherry tree, patio for outside entertaining.

### COUNCIL

Council Tax Band (D) £2,358.54

### SERVICES

We understand that all mains services are connected.

### NEAREST SCHOOLS

Rosehill primary school & Copleston high school.

### DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser

connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Churchill Avenue IPSWICH IP4 5DR	Energy rating <b>C</b>	Valid until: 10 June 2035
		Certificate number: 2051-3506-7050-7506-9395

#### AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

#### BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



**VIEWING STRICTLY BY APPOINTMENT  
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