



Clive Avenue, Ipswich, IP1 4LU

Guide Price £470,000 Freehold



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SUMMARY

An impressive, beautifully presented four/five double bedroom detached family home of substantially extended proportions over two storeys, located within the prime residential area of Clive Avenue to the favourite North side of Ipswich. The uber stylish accommodation is a fabulous blend of traditional and retro-contemporary within an excellent arrangement of modern family living spaces, which briefly comprises; enclosed porch, entrance hall, sitting room, kitchen and dining room with breakfasting island, snug, bedroom five/study, wet room, and cloakroom on the ground floor, with landing, four bedrooms, en-suite to master bedroom and family bathroom on the first floor. To the outside the frontage provides off-road parking, whilst to the rear there is an attractive, established garden mainly laid to mature lawn with an elevated entertainment patio. Early viewing to fully appreciate this rarely available, handsomely individual family home is highly recommended.

DOUBLE GLAZED DOUBLE DOORS TO

ENCLOSED PORCH

Quarry tiled threshold, traditional style door to entrance hall.

ENTRANCE HALL

Radiator, under stairs low level cupboard, stairs rising to first floor, BT Openreach socket, herringbone style parquet wood flooring, doors to.

FORMAL SITTING ROOM

15' 9" x 11' 11" approx. (4.8m x 3.63m) Double glazed bay window to front, radiator, television point, traditional period style tiled fireplace, herringbone style parquet wood flooring, picture rail, double doors opening to snug.

DINING ROOM

11' 8" x 10' 3" approx. (3.56m x 3.12m) Under-stairs larder cupboard, tiled floor, door to inner lobby, openings to snug and kitchen breakfast room.

KITCHEN-BREAKFAST ROOM

14' 11" x 12' approx. (4.55m x 3.66m) Double glazed French doors to side and rear opening to garden, two double glazed windows to rear, electric plinth heater, a selection of base level cupboards with solid wood work surfaces, matching island with breakfasting bar, built-in oven and grill, inset gas hob with extractor over, integrated dish-washer and fridge-freezer, mounted modern butler style sink with mixer tap set on exposed brick, pattern tile splash backs, inset LED ceiling lights, tiled floor.

SNUG

10' 1" x 9' 9" approx. (3.07m x 2.97m) Bay to rear aspect with double glazed double doors opening out to garden and two double glazed windows either side, herringbone style parquet wood flooring.

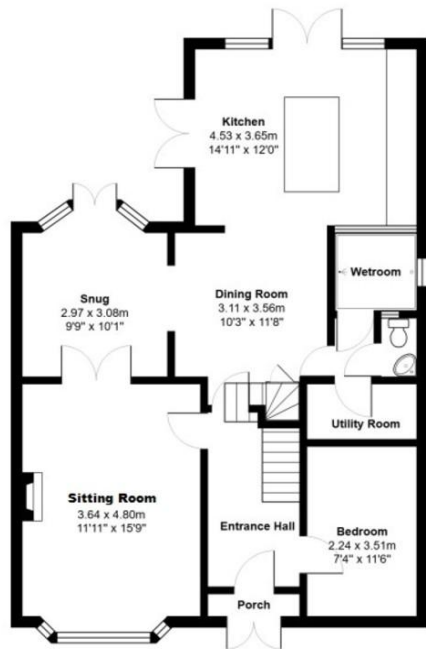
INNER LOBBY

Tiled floor, doors to wet room, laundry room and cloakroom.

WET ROOM

Obscured double glazed window to side, heated towel rail, glass block borrow light, fixed head thermostatic shower, full tiled walls and floor, self draining floor, extractor fan.





Total Area: 152.6 m² ... 1643 ft²

LAUNDRY ROOM

Wall mounted gas fired boiler, plumbing for washing machine, tile effect flooring.

CLOAKROOM

Window sized opening through to wet room, low level WC, mounted corner hand-wash basin with mixer tap and cupboard under, tiled walls and floor.

BEDROOM FIVE/STUDY

11' 6" x 7' 4" approx. (3.51m x 2.24m) Double glazed window to front, radiator.

STAIRS RISING TO FIRST FLOOR

LANDING

Double glazed window to side, loft access hatch, doors to.

BEDROOM ONE

14' 9" x 12' approx. (4.5m x 3.66m) Double glazed window to rear, radiator, inset LED ceiling lights, door to en-suite.

EN-SUITE

Obscured double glazed window to front, chrome heated towel rail, enclosed double shower cubicle with fixed head thermostatic shower and separate rinser, pedestal hand-wash basin with mixer tap, low level WC, tiled shower enclosure and floor, inset LED ceiling lights, extractor fan.

BEDROOM TWO

12' 6" x 11' approx. (3.81m x 3.35m) Double glazed bay window to front, radiator, exposed white painted floor-boards.

BEDROOM THREE

13' x 11' approx. (3.96m x 3.35m) Double glazed bay window to rear, radiator, exposed floor-boards.

BEDROOM FOUR

9' 6" x 7' 2" approx. (2.9m x 2.18m) Double glazed window to front, radiator.

FAMILY BATHROOM

Ceiling light flume, ball and claw rolled top bath with mixer tap, pedestal hand-wash basin with mixer tap, close couple WC, traditional style chrome heated towel rail, pattern tiled floor, inset LED ceiling lights, extractor fan.

OUTSIDE

The frontage consists of a brick paved driveway providing ample off-road parking and an established area of lawn, there area a selection of trees, plants and flower to boundaries. The attractive, established tree lined rear garden is mainly laid to mature lawn and is stocked with a variety of trees plants and shrubs, there is also a generously sized elevated entertainment patio, two wooden sheds, and a lean to style sheltered side passageway. Behind the rear garden there is a wooded embankment which falls away to reveal a railway line.

IPSWICH BOROUGH COUNCIL

Tax band D - Approximately £2,468.25 PA (2026-2027).

Please note that the council tax improvement indicator, indicates improvements. This may require the council tax to be re-evaluated after purchase, which could affect the ongoing cost of council tax.

NEAREST SCHOOLS ('GOV ONLINE)

Dale Hall Primary, Ormiston Endeavour Academy High, and Ipswich Independent School.

DIRECTIONS

Leaving Ipswich town centre and heading in a Northerly direction along Henley Road, cross the traffic lights intersecting at Valley Road and continue along Henley Road, take the third left exit onto Clive Avenue. The property is found on the right hand-side.

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>

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

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

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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.

Energy performance certificate (EPC)

Clive Avenue IPSWICH IP1 4LU	Energy rating C	Valid until: 29 September 2034
Property type		Detached house
Total floor area		153 square metres
Certificate number: 0715-1209-4004-4007-1104		



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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