



ipswich & suffolk



25 Lyndhurst Avenue, Ipswich, IP4 5RT

Offers In Excess Of £350,000 Freehold



ipswich &
suffolk estate
agents
Part of the Your Ipswich Group

25 Lyndhurst Avenue, Ipswich, IP4 5RT

SUMMARY

A beautifully presented, substantially extended four/five bedroom attached home of excellent proportions, favourably located on a cul-de-sac avenue in the desirable East of Ipswich, convenient to Ipswich Hospital and Copleston School. The impressive accommodation comprises; storm porch, entrance hall, versatile study/snug (which could also be utilised as a fifth bedroom), sitting room, dining room, spacious modern fitted kitchen, utility room and cloakroom on the ground floor, with landing, three double bedrooms (with en-suite shower room and walk-in wardrobe to the principle bedroom), single bedroom, and family bathroom on the first floor. Positioned on a plentiful plot with ample parking, EV charger and through garage with either end double doors revealing an established, generous rear garden with patio, wooden outbuildings and sheltered entertainment space, all enjoying an open outlook. Early viewing is highly advised.

STORM PORCH

Double glazed door to entrance hall.

ENTRANCE HALL

Radiator, tile effect LVT flooring, cupboard under stairs, stairs rising to first floor, doors to:

STUDY/SNUG/BEDROOM FIVE

10' 10" max. x 11' 8" max. (Angular) (3.3m x 3.56m) Double glazed window to side, radiator.

SITTING ROOM

12' 2" x 10' 9" approx. (3.71m x 3.28m) Double glazed bay window to front, classic style column radiator, panelled chimney breast with inset television point and log effect electric fire, shelved alcoves with base level fitted cupboards.

DINING ROOM

10' 2" x 11' 0" approx. (3.1m x 3.35m) Double glazed door with half side casement opening into utility room. radiator, wood effect flooring.

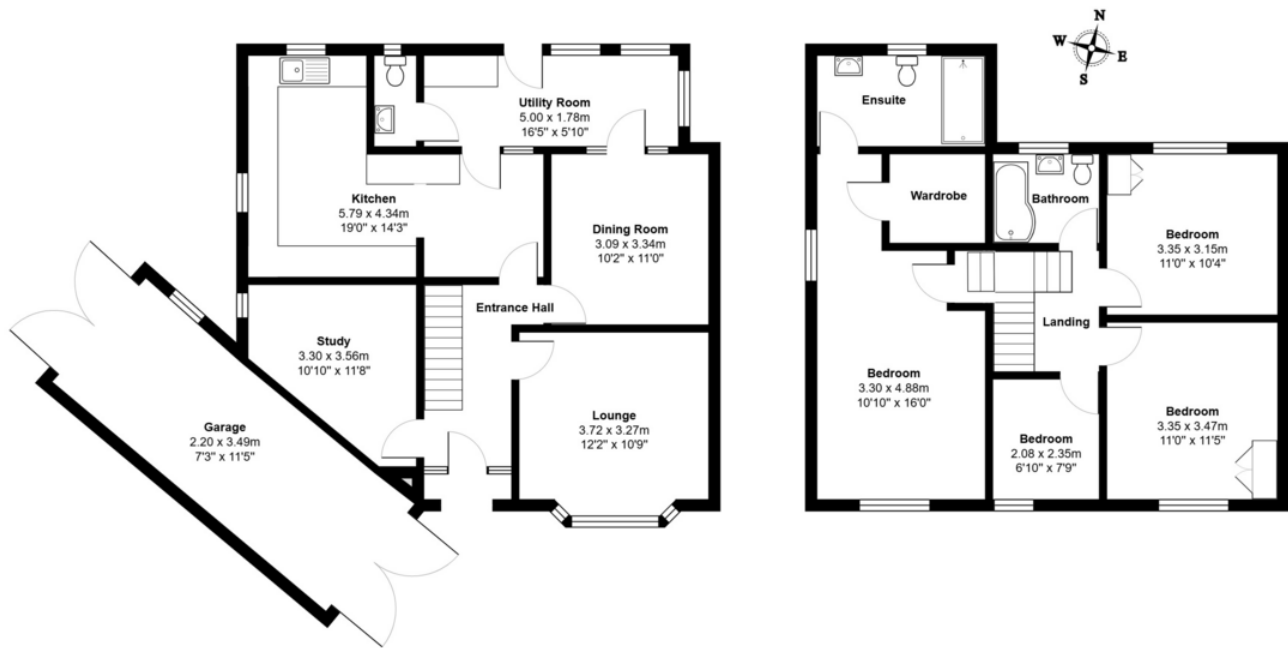
KITCHEN/BREAKFAST ROOM ("L" SHAPED)

19' 0" narrowing to 7' 7" x 14' 3" narrowing to 8' 3" approx. (5.79m x 4.34m) Double glazed windows to side and rear, double glazed door opening into utility room, radiator, a modernised range of base and eye level fitted cupboard and drawer units with granite effect work surfaces and matching breakfast bar, inset composite sink drainer unit with flexi-mixer tap, Dual fuel range cooker with extractor hood over, Metro style tiled splash backs, under counter dish-washer point, space for fridge-freezer, slate tile effect laminate flooring, inset ceiling lights.

UTILITY ROOM

16' 5" x 5' 10" approx. (5m x 1.78m) Lean to style UPVC roof, two windows to rear, door to rear opening out to garden, work surface with under counter spaces for washing machine and tumble dryer, fitted seat boxes, tile effect vinyl flooring, door to cloakroom.





Total Area: 160.4 m² ... 1727 ft²

CLOAKROOM

Obscure double glazed window to rear, radiator, wall mounted hand-wash basin, low level, tile effect flooring, extractor fan.

STAIRS RISING TO FIRST FLOOR

SPLIT LANDING

Doors to:

PRINCIPLE BEDROOM

10' 10" x 16' approx. plus recess. (3.3m x 4.88m) Double glazed windows to front and side, radiator, television point, inset ceiling lights, recess with doors to built-in walk-in fitted wardrobe and en-suite.

EN-SUITE

Obscure double glazed window to rear, ladder style heated towel rail, part glazed walk-in double shower cubicle with thermostatic shower, wall hung hand-wash basin with mixer tap, low level WC with concealed cistern, vanity surface, shower niches, stone effect tiled splash backs, slate tile effect vinyl flooring.

BEDROOM TWO

11' 0" x 11' 5" approx. (3.35m x 3.48m) Double glazed window to front, radiator, built-in cupboard to alcove, wood effect laminate flooring.

BEDROOM THREE

11' 0" x 10' 4" approx. (3.35m x 3.15m) Double glazed window to rear, radiator, built-in cupboard housing wall mounted gas fired boiler.

BEDROOM FOUR

6' 10" x 7' 9" approx. (2.08m x 2.36m) Double glazed window to front, radiator, loft hatch access with drop down ladder to predominantly boarded loft space, wall mounted electric consumer unit.

FAMILY BATHROOM

Obscure double glazed window to rear, ladder style heated towel rail, shaped shower bath with mixer tap and electric shower over, moulded hand-wash basin with mixer tap, vanity surface with cupboard under, low level WC with concealed cistern, tile effect laminate flooring, slate effect part tiled walls, inset ceiling lights.

OUTSIDE

Positioned on a plentiful plot with ample parking on a brick paved driveway, EV charger and through garage with either end double doors revealing an established, generous rear garden mainly laid to established lawn, with patio, wooden outbuildings and sheltered entertainment space, all enjoying an open outlook.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2,194 PA (2026-2027).

NEAREST SCHOOLS (.GOV ONLINE)

Broke Hall primary and Copleston secondary.

DIRECTIONS

Leaving Ipswich town centre, head easterly toward Palmerston Rd, continue onto Albion Hill, at the roundabout, continue straight onto Woodbridge Rd, go through 1 roundabout, at the roundabout, take the 1st exit onto Woodbridge Rd E/A1071, continue to follow Woodbridge Rd E, use the right lane to turn slightly right onto Woodbridge Rd E/A1214, at the roundabout, take the 2nd exit onto Heath Rd/A1189, turn right onto Heath Lane, turn right onto Lyndhurst Ave. The destination is at the end of the cul-de-sac on the left.

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 represent 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.

Energy performance certificate (EPC)

25 Lyndhurst Avenue IPSWICH IP4 5RT	Energy rating C	Valid until: 2 September 2036
		Certificate number: 6710-0126-6002-0001-9306
Property type		End-terrace house
Total floor area		133 square metres



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

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