



Cauldwell Avenue

Guide Price £625,000

An individual three storey five double bedroom extended detached family home that offers approximately 2,400sq.ft of accommodation. Set within a quiet secluded private road in the desirable east side of Ipswich.

The accommodation is accessed via the spacious entrance hallway, off the hallway is the kitchen/breakfast room, utility room, lounge, dining room, study and cloakroom. The first floor landing benefits from bedroom two with en-suite shower room, bedroom three with en-suite shower room, two further double bedrooms and a family bathroom. To the top floor is the impressive master bedroom. The bedroom area has a dual aspect outlook and adjacent there is the walk in wardrobe which has a range of built in wardrobes and an ensuite bathroom.

Additional benefits include double glazed windows, gas central heating, off road parking, enclosed rear garden and a double garage with a studio above. Along with an impressive master bedroom to the top floor, having an en-suite bathroom and a walk in wardrobe. The property also have two further en-suite shower rooms, a contemporary kitchen/breakfast room and three reception rooms. The property is considerably spacious with a very high standard of finish internally.

Christchurch Park and central Ipswich are both within comfortable walking distance and Ipswich railway station with regular inter-city service to London's Liverpool Street Station (approx. 70 minutes) is only 10 minutes drive away.

Early viewing is highly recommended to avoid disappointment.

- Five Double Bedroom
Detached Family Home
- Quiet Secluded Private
Road
- Master Bedroom With
Walk In Wardrobe & En-
suite Bathroom
- Two Further En-Suite
Shower Rooms
- Kitchen/Breakfast Room
& Utility
- Three Reception Rooms

- ▶ Ground Floor Cloakroom & First Floor Bathroom
- ▶ immaculately Presented Throughout
- ▶ Rarely Available
- ▶ Off Road Parking & Double Detached Garage With Studio Above

Front Garden

Block paved driveway providing off road parking. Laid to lawn. Access to rear garden. Path leading to:

Ground Floor

Entrance Door

Double glazed entrance door to front opening to:

Hallway

Stairs leading to first floor. Under stairs storage cupboard. Coat cupboard. Karndean flooring. Coved ceiling. Two radiators. Doors to:

Ground Floor Cloakroom

Double glazed window to side. Low-Level WC. Pedestal wash hand basin. Tiled splashback. Karndean flooring. Coved ceiling. Radiator.

Study

3.32m x 2.71m (10' 11" x 8' 11")

Double glazed window to front. Coved ceiling. Radiator.

Dining Room

3.49m x 3.31m (11' 5" x 10' 10")

Double glazed french doors opening on to the rear garden. Coved ceiling. Radiator.

Lounge

5.36m x 3.97m (17' 7" x 13' 0")

Double glazed french doors to side. Double glazed door to side. Two double glazed windows to side. Two double glazed windows to rear. Two vertical radiators and additional radiator. Feature fireplace with gas fire and surround. Coved ceiling.

Kitchen/Breakfast Room

5.64m x 3.77m (18' 6" x 12' 4")

Double glazed windows to front and side. Range of eye level units with cupboards. Range of base level units with cupboards, drawers and worktops. Tiled splashback. Wine rack. Fitted double oven and gas hob with extractor hood over. One and a quarter sink drainer unit with mixer tap. Integrated dishwasher. Space for fridge/freezer. Spotlights. Breakfast bar. Karndean flooring. Coved ceiling. Radiator. Door to:

Utility Room

2.86m x 2.25m (9' 5" x 7' 5")

Double glazed window and door to side. Range of base level units with cupboards, drawers and worktops. Tiled splashbacks. Wall mounted boiler. Space for washing machine and tumble dryer. Single sink drainer unit with mixer tap. Karndean flooring.

