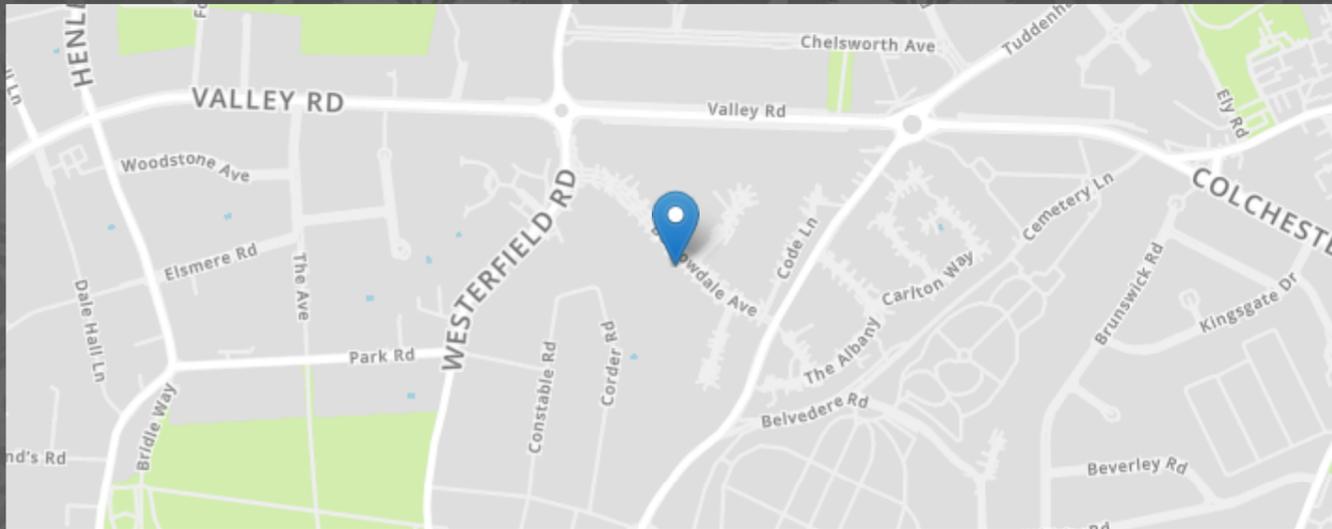


Borrowdale Avenue, Ipswich



- LOCATED ON ONE OF IPSWICH'S MOST DESIRABLE ROADS, A STONES THROW FROM CHRISTCHURCH PARK
- OPEN-PLAN KITCHEN/DINING ROOM/SNUG
- UTILITY ROOM AND DOWNSTAIRS SHOWER ROOM
- HEATED SWIMMING POOL AND OUTDOOR BAR
- GARDEN/SUN ROOM WITH CINEMA AND GYM

- STUNNING, DETACHED FIVE BEDROOM FAMILY HOME
- SITTING ROOM AND SEPARATE STUDY
- TWO EN-SUITES AND A FAMILY BATHROOM
- GENEROUS GARDEN WITH DIRECT ACCESS TO 'THE SPINNEY'
- SOLAR PANELS, GARAGE AND PARKING

MARKS & MANN



Borrowdale Avenue, Ipswich

Situated on one of Ipswich's most desirable roads, just a stones throw from CHRISTCHURCH PARK, is this STUNNING, DETACHED FIVE BEDROOM FAMILY HOME with HEATED SWIMMING POOL, OUTDOOR BAR, GARDEN/SUN ROOM with CINEMA AND GYM, GENEROUS GARDEN with direct access to THE SPINNEY, SOLAR PANELS, GARAGE and PARKING, Accommodation comprises entrance hall, OPEN-PLAN KITCHEN/DINING ROOM/SNUG, UTILITY ROOM, sitting room, STUDY and downstairs shower room, with five bedrooms, with TWO EN-SUITES and a family bathroom upstairs. An internal viewing is strongly advise to appreciate the fantastic accommodation on offer.

MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

01473 396 007

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

£895,000

Borrowdale Avenue, Ipswich

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Entrance hall

Spacious entrance hall, with door and two full height window panes either side, to front and a velux window, flooding the space with natural light, stairs to first floor with understairs storage cupboard, built-in cupboard and doors to the sitting room, study and open-plan kitchen/dining room/snug.

Study

4.56m (max) x 3.00m (15' 0" (max) x 9' 10")
Window to front.

Sitting room

5.50m x 3.66m (18' 1" x 12' 0")
Window to front, feature fireplace with wood log burner, and built-in storage.

Open-plan kitchen/dining room/snug

8.90m x 6.66m (max) (29' 2" x 21' 10" (max))
Spectacular light and airy space with large, striking skylight, further window, French doors and bi-fold doors to rear, overlooking and leading into the garden. Range of matching base and eye level units with Quartz worktops over, sink, water softener, integrated fridge/freezer and dishwasher, with space for a Range cooker. Fantastic central island, with matching base units under and space for seating/bar stools.

The other side of the room has space for a generous dining table, opposite the bi-fold doors, making a wonderful place to eat dinner in the summer months. Beyond this is the snug with space for a comfy sofa/seating area. Opening through to:

Inner lobby

Doors to the downstairs shower room, utility room and internal door to the garage.

Utility room

3.10m x 2.34m (10' 2" x 7' 8")
Window and external door to rear, overlooking and giving access to the rear garden. Range of matching base units with worktops over, sink and space and plumbing for a washing machine and tumble dryer.

Downstairs shower room

Double walk-in shower, hand wash basin and WC.

Garage

5.60m x 3.10m (18' 4" x 10' 2")
Internal access from the inner lobby, with electric door, power and light connected.

First floor landing

Stunning feature window to rear, overlooking the garden, and doors to all bedrooms and the family bathroom.

Bedroom one

5.79m x 3.66m (19' 0" x 12' 0")
Window to front, two double built-in wardrobes door to:

En-suite shower room

Window to front, shower cubide, hand wash basin and WC.

Bedroom two

6.53m x 3.10m (21' 5" x 10' 2")
Window to front, door to:

En-suite cloakroom

Hand wash basin and WC, door to storage.

Bedroom three

4.73m x 3.32m (15' 6" x 10' 11")
Window to rear, overlooking the garden, double fitted sliding door wardrobes.

Bedroom four

4.73m x 3.28m (15' 6" x 10' 9")
Window to rear, overlooking the garden, double fitted sliding door wardrobes.

Bedroom five

3.00m x 2.73m (9' 10" x 8' 11")
Window to front

Family bathroom

Freestanding bath, separate shower cubide, hand wash basin, WC and heated towel radiator.

Outside

The front of the property has been laid to gravel with flower bed borders, enclosed by a low level brick wall, providing off road parking for multiple vehicles, leading to the garage, with electric door, power and light connected. A side gate leads to the rear garden.

There is a fantastic patio area to the immediate rear of the garden, ideal for outdoor entertaining and alfresco dining. Steps to one side, and a ramp to the other, lead down to the fantastic ASHP and solar thermal heated swimming pool, with space for seating and sun bed areas, an excellent space for enjoying in the summer months. There is an attractive wooden clad outdoor bar, an outdoor shower and a plant room with changing room, which services the pool. Beyond the pool, there is a large lawned area with DIRECT ACCESS TO 'THE SPINNEY', enclosed by wooden fencing, leading to:

Garden/sun room

Fabulous, attractive, wooden clad garden/sun room to the rear of the garden with patio area to front. The cabin has been split into two separate rooms, with one currently being used as a cinema room and the other as an indoor gym.

Important informaton

Tenure - Freehold.
Services - we understand that mains gas, electricity, water and drainage are connected to the property. The property benefits from solar panels with Feed in Tariff (FIT) payments.
Council tax band E.
EPC rating TBC.
Our ref: SM/elr.

Location

This fantastic property is situated in one of Ipswich's most desirable roads, just a stones throw from beautiful Christchurch Park, and within easy reach of Ipswich's waterfront, marina and the town centre, offering a fantastic selection of both national and independent shops, restaurants, bars and coffee shops.

Nearby schools include the highly regarded Northgate High School and Ipswich School and for the commuter, the A12/A14 are both easily accessible, as is the mainline train station at Ipswich, with a direct link to London Liverpool Street.

Directions

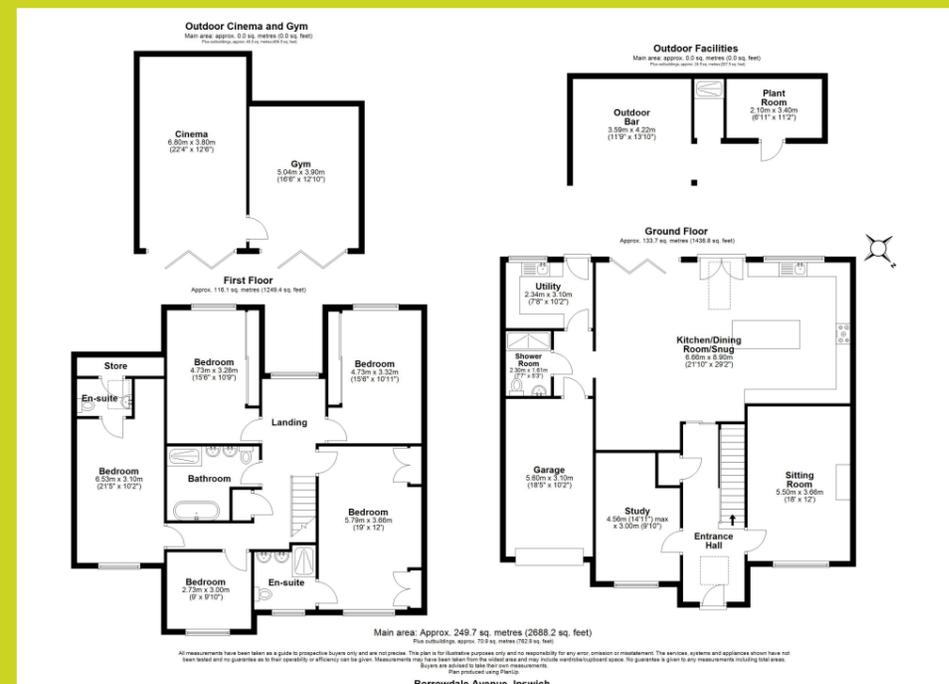
Using a SatNav, please use IP4 2TN as the point of destination.

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Anti-Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.

