



28 BORROWDALE AVENUE
IPSWICH, SUFFOLK

JACKSON-STOPS 

28 BORROWDALE AVENUE
IPSWICH, SUFFOLK IP4 2TJ

TOTAL APPROX. FLOOR AREA 1,315 SQ FT / 122 SQ M

Recently renovated detached 4-bedroom home with 1/3 acre garden, adjoining private woodland and located in a desirable tree-lined avenue



DISTANCES

- Christchurch Park, Ipswich School + Town centre – walking distance
- Ipswich station – 2.2 miles (London Liverpool Street 55 mins)
- A12/A14 – 4 miles
- Pin Mill & access to River Orwell - 8 miles
- Suffolk Heritage Coast – 15 miles

FEATURES

- Turn-key property finished to a high specification throughout
- 1/3 acre southwest-facing, landscaped garden backing onto private resident woodland
- 4 bedrooms & 2 bathrooms
- Garage and generous driveway parking with EV charger installed
- Sought-after location, positioned near great schools and Christchurch Park
- Easy access to town centre and rail station for travel to London
- Future extension potential with planning permission from award-winning architect and interior designer

Guide Price: £720,000



THE PROPERTY

This turnkey 4-bedroom detached home has been renovated to a high standard throughout, and at the heart is a stunning open-plan kitchen and dining space, with south-west-facing aspect flooded with natural light.

The kitchen, with high degree of functionality, is finished with quartz worktops, breakfast bar, AEG appliances, and Quooker boiling tap. A large utility room sits conveniently alongside, keeping everyday life neatly out of sight.

The property benefits from a new boiler and heating system, electrics, kitchen and 2 contemporary bathrooms.

One of the home's most compelling features is the extraordinary garden. Extending over 1/3 acre and beautifully landscaped, it offers year-round interest and a sense of escape. The garden backs directly onto a private residential woodland known as The Spinney, creating a peaceful backdrop, abundant with wildlife, and a unique community atmosphere with residents.

The generous driveway provides ample off-street parking which also leads to the garage, with additional storage offered by two sheds and a charming summer house set within the garden.

Adding future potential, the property benefits from planning permission to extend over the utility room, creating a principal bedroom and bathroom, with enhanced kitchen and redesigned ground floor. Both internal and external designs have been prepared by an award-winning Suffolk architect, and plans will be made available to interested parties.



Additional highlights include an electric car charging point, southwest-facing orientation providing beautiful natural light throughout the day, and a setting that balances privacy, community and convenience. The house is perfectly located for Ipswich School, in catchment for Northgate High School, and within easy reach of Christchurch Park, the town centre and rail station with direct services to London Liverpool Street and Norwich.



DIRECTIONS (IP4 2TJ)

Approaching the property from the Northern bypass, take the roundabout between Valley Road and Colchester Road, turning onto Tuddenham Road. Take the first right hand turn into Borrowdale Avenue where the property will be found after a short distance on the left-hand side.

What3words: asks.label.memory

PROPERTY INFORMATION

Services: Mains gas, electricity, water and drainage are connected.

Mobile: Ofcom reports a good mobile service from the main providers.

Broadband: Ofcom reports ultrafast broadband is available at the property.

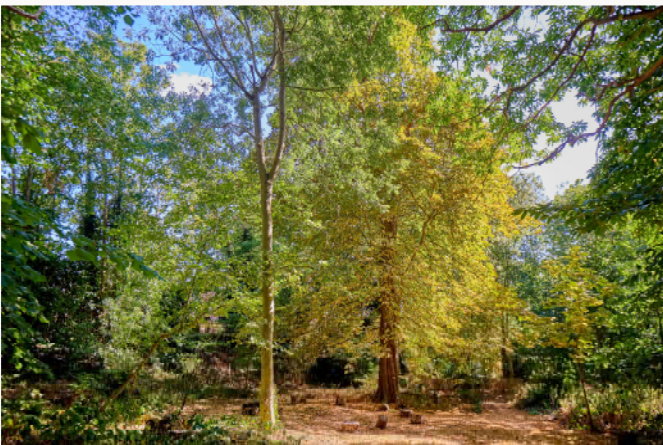
EPC: C

Council Tax: Band E. Ipswich Borough Council.

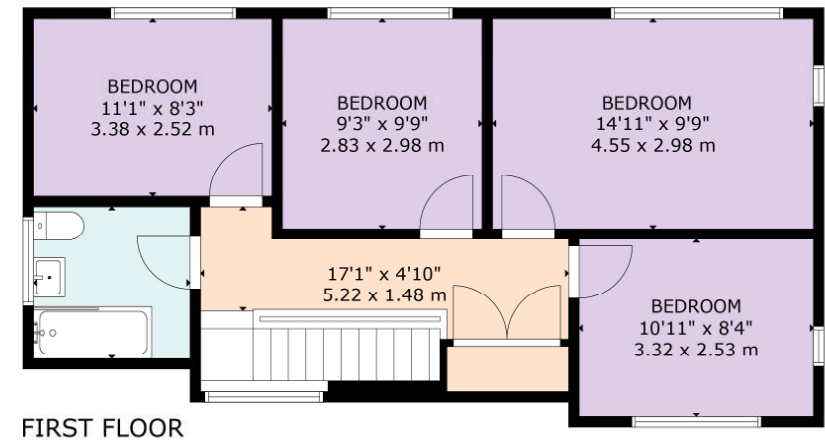
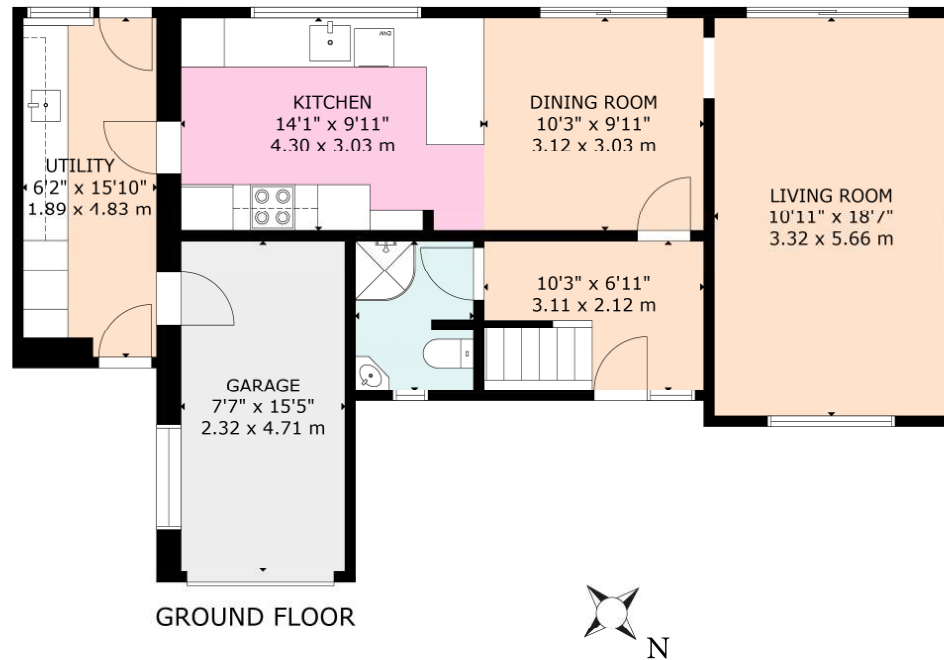
Tenure: Freehold with vacant possession upon completion.

Fixtures and Fittings: Items regarded as fixtures and fittings are initially excluded from the sale, although certain items may be available by separate negotiation.

Viewings: By appointment with Jackson-Stops
Tel. 01473 218218.



BORROWDALE AVENUE, IPSWICH
Total Approximate Internal Area: 122m sq/ 1315 sq ft



EXCLUDED AREAS: GARAGE: 11 m²/118 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

IPSWICH

01473 218 218

ipswich@jackson-stops.co.uk

jackson-stops.co.uk

onTheMarket.com

rightmove



JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910