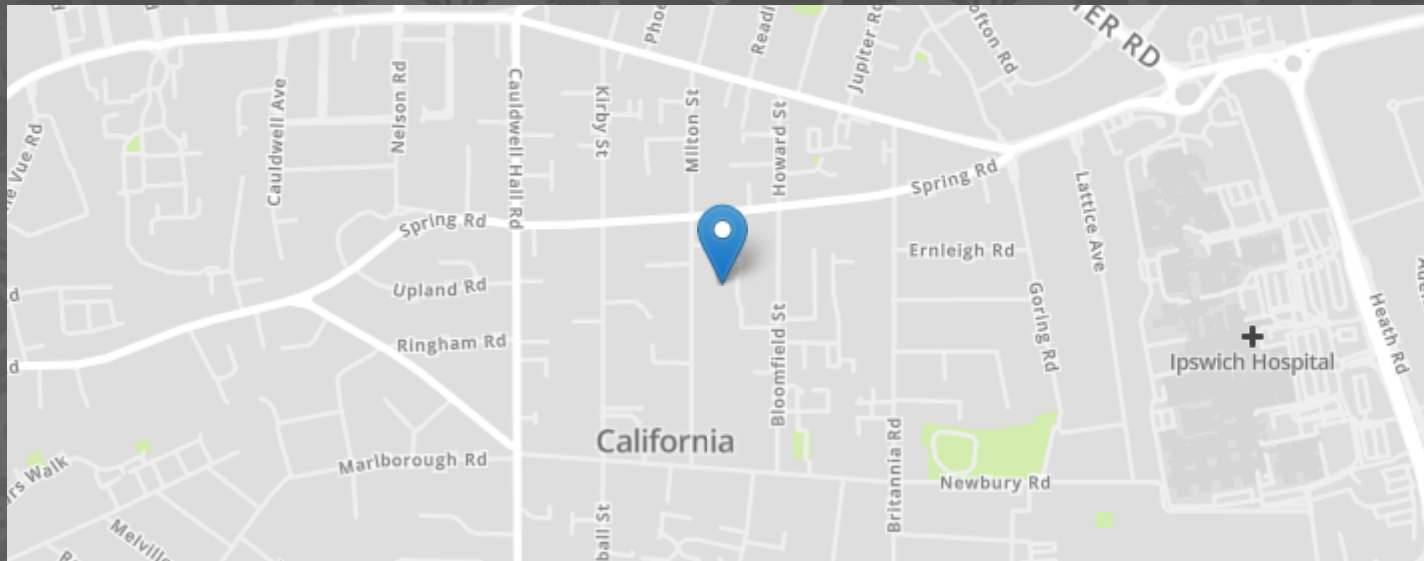


## St Johns Court, Sunfield Close, Ipswich



- NO ONWARD CHAIN
- SECLUDED DEVELOPMENT
- FRENCH DOORS FROM BEDROOM TWO ONTO PATIO AREA
- DOUBLE GLAZED WINDOWS
- PARKING ON SITE (NOT ALLOCATED)
- OVER 55S 2 BED RETIREMENT BUNGALOW
- SOUGHT AFTER EAST IPSWICH DEVELOPMENT
- PRIVATE OUTSIDE GARDEN PATIO AREA
- BEAUTIFULLY KEPT COMMUNAL GROUNDS
- NO PETS

# MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

01473 396 296

[contactipswich@marksandmann.co.uk](mailto:contactipswich@marksandmann.co.uk)

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

# MARKS & MANN



## St Johns Court, Sunfield Close, Ipswich

Offered for sale with NO ONWARD CHAIN, is this SPACIOUS two bedroom RETIREMENT BUNGALOW for the OVER 55s. The property is situated on a SECLUDED DEVELOPMENT to the east of Ipswich and comprises sitting room, kitchen, two bedrooms and a shower room with the added benefit of it's own PRIVATE outside GARDEN patio area and parking (not allocated).

**£158,000**



St Johns Court, Sunfield Close, Ipswich

Entrance porch

Sliding doors to:

Entrance hall

Two storage cupboards and doors to the sitting room, kitchen, bedroom and shower room.

Sitting room

4.25m x 3.32m (13' 11" x 10' 11")  
Triple aspect room with feature fireplace.

Shower room

2.40m x 1.70m (7' 10" x 5' 7")  
Window to front, large shower cubicle, hand wash basin and WC.

Kitchen

3.09m x 2.54m (10' 2" x 8' 4")  
Window to side, range of base and eye level units with worktops over, sink, integrated slimline dishwasher with space for a fridge/freezer and space and plumbing for a washing machine.

Bedroom one

3.64m x 3.33m (11' 11" x 10' 11")  
Double aspect room with fitted sliding mirror wardrobes and door to:

Bedroom two

3.33m x 2.57m (10' 11" x 8' 5")  
Built-in double wardrobes, window and door overlooking and leading into the private, covered patio area which leads in to the communal garden.

Outside

There is a private, covered patio area to the immediate rear of the property leading onto the communal garden.

Communal grounds

There are beautifully kept communal grounds and garden areas with benches scattered around the development. There is parking on site which is on a first come first serve basis (not allocated).

Important information

Tenure - Leasehold  
Lease expires on the 01/04/2088 - 63 years remaining.  
Service charge £247.07 per calendar month (for 2024/2025)  
Services - we understand that electricity, water and drainage are connected to the property.  
Council tax band B.  
EPC rating TBC.  
NO PETS  
Our ref: SM

Location

St Johns Court is a small, secluded development for the over 55s, located to the east of Ipswich, close to local shops, amenities and bus routes with both Ipswich's Hospital and town centre within easy reach.

Directions

Using a SatNav, please use IP4 5JS as the point of destination.

Disclaimer

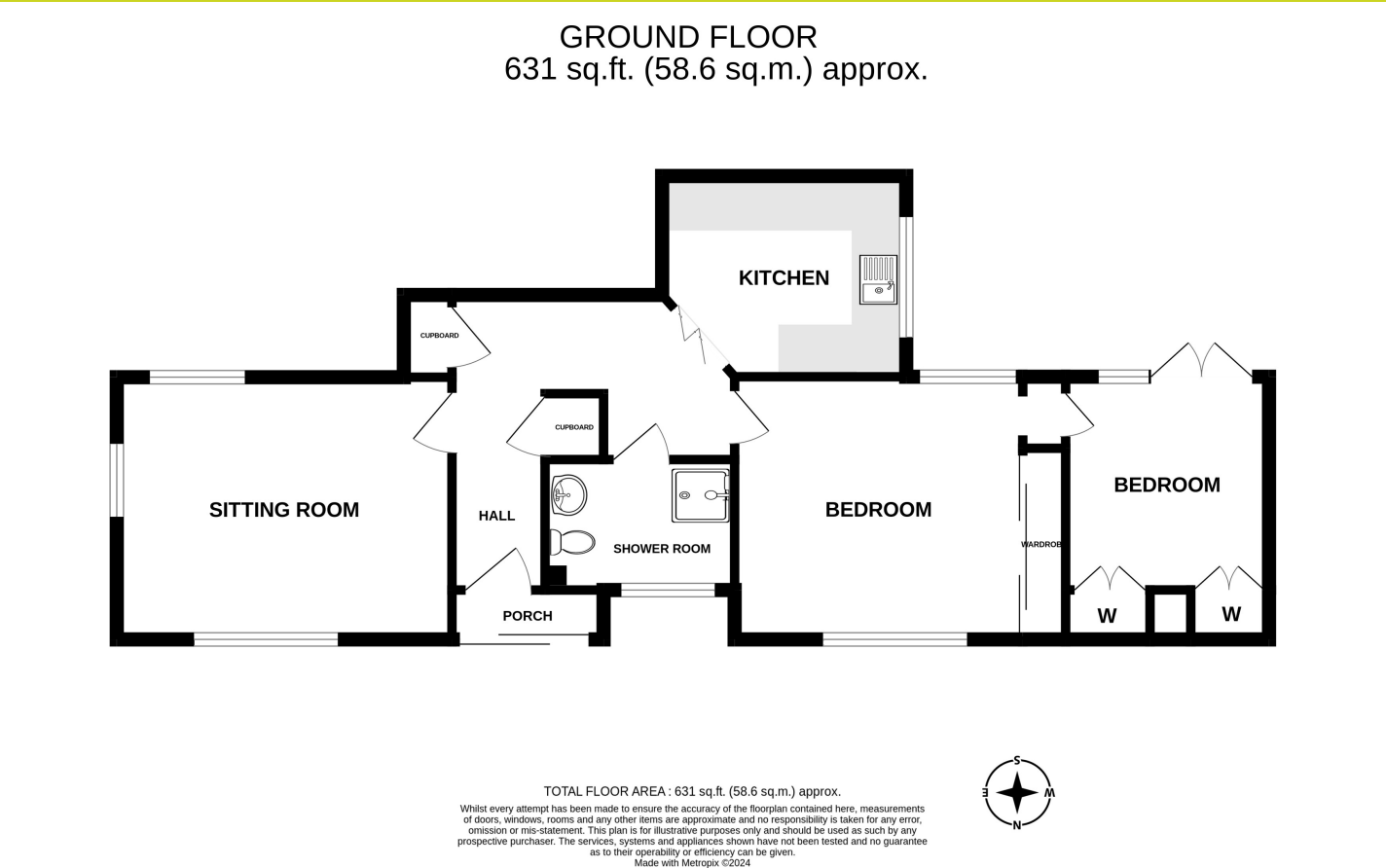
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser 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.

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.

St Johns Court, Sunfield Close, Ipswich



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

