

Maycroft Close, Ipswich



- OFF ROAD PARKING
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- DOUBLE GLAZED
- CLOSE TO SCHOOLS
- EXTENDED
- GARDEN
- GAS CENTRAL HEATING
- CLOSE TO AMENITIES
- WELL KEPT

MARKS & MANN

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We are delighted to be marketing this well kept and well presented extended four bedroom semi-detached home. The property is located conveniently close to schools and amenities.

Internally the property benefits from, Entrance porch, living room, kitchen, sitting room, dining room, utility and garden room. To the first floor: Landing, bedroom one, bedroom two, bedroom three, bedroom four, bathroom and shower room. Externally the property benefits from, off road parking to the front with space for multiple vehicles, enclosed garden to the rear aspect which features a patio, lawn, decking area and pond.

Call now to register your interest and arrange a private first hand viewing.

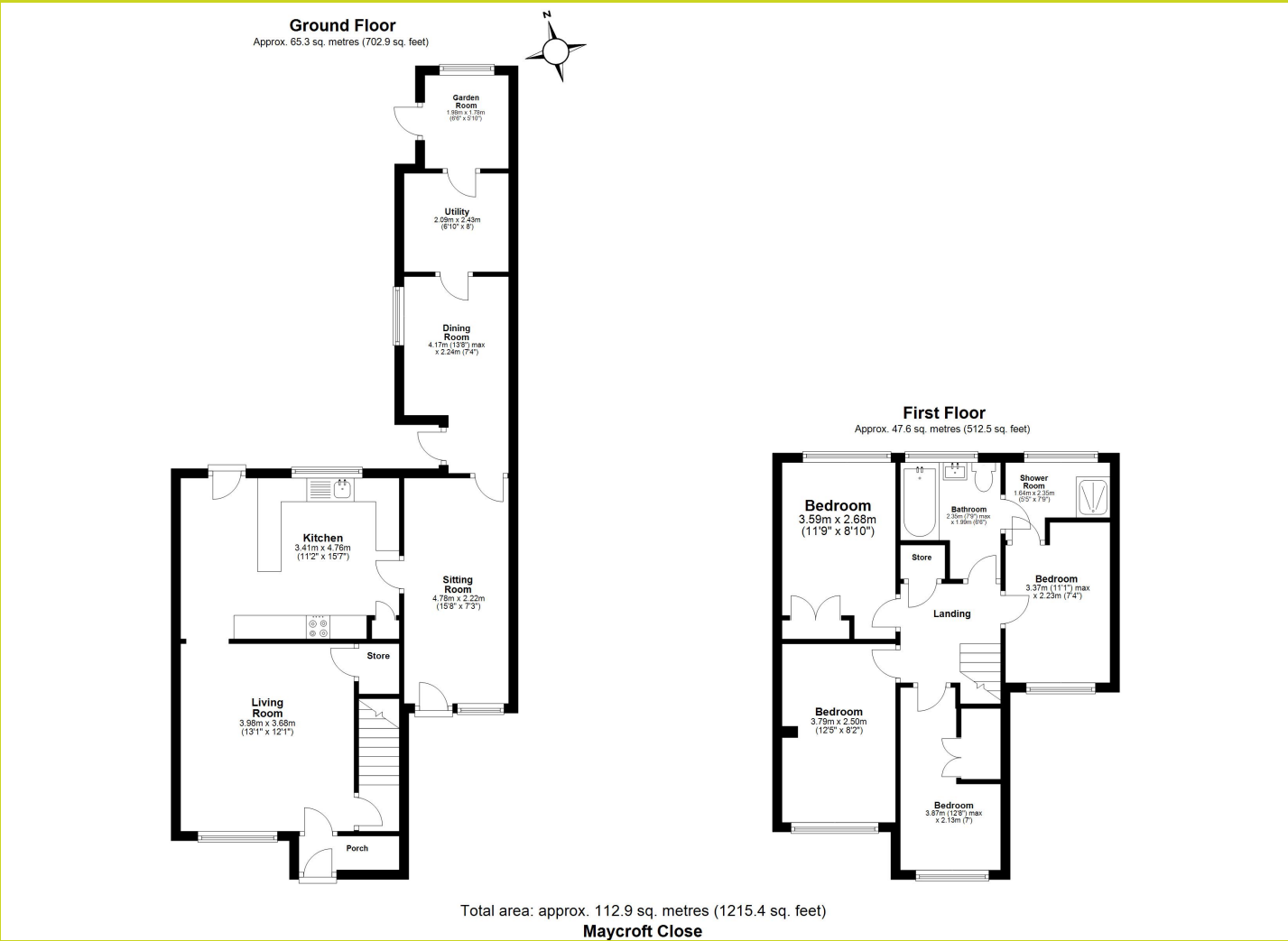
£285,000

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Front porch
Double glazed door, and window to front aspect leading into sitting room.
Sitting room
3.66m x 4.01m (12' 0" x 13' 2")
Double glazed window to front aspect, , spot lights, storage, storage cupboard, door leading to stairs to first floor, archway through to kitchen, radiator.
Kitchen
3.38m x 4.74m (11' 1" x 15' 7")
Double glazed window and door to rear aspect, electric integrated oven, electric hob, integrated fridge/freezer, space for washing machine, stainless steel sink/draining board, range of wall and base units, breakfast island, kitchen area fully tiled, ceiling spot lights, radiator, door leading to dining room.
Sitting room two
2.12m x 4.59m (6' 11" x 15' 1")
Double glazed door and window to front aspect, door to kitchen and dining room, radiator
Dining room
2.24m x 4.17m (7' 4" x 13' 8")
Double glazed door and window to rear garden, radiator, door to utility room.
Utility room
Landing
Doors to four bedrooms, bathroom and storage cupboard.
Bedroom one
2.49m x 3.84m (8' 2" x 12' 7")
Double glazed window to front aspect, radiator, door to ensuite.
Ensuite/shower room
Double glazed window to rear aspect, shower cubide, door to main bathroom.
Bedroom two
2.67m x 3.60m (8' 9" x 11' 10")
Double glazed window to rear aspect, storage,radiator.

Bedroom three
2.15m x 3.39m (7' 1" x 11' 1")
Double glazed window to front, radiator.
Bedroom four
2.23m x 2.85m (7' 4" x 9' 4") 2.23m x 2.85m (7' 4" x 9' 4")
Double glazed window to front aspect, storage, radiator.
Bathroom
Double glazed window to rear aspect, wash basin with build in storage, low level toilet, bath, tiled splashback radiator, door leading to ensuite shower room.
Outside
Laid to gravel and concrete area for off road parking for two vehicles. Rear garden has patio area outside back of property, decking area with pond to the rear of the garden, lawn area, fully enclosed garden with fencing.
Important information
Tenure - Freehold Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band - C EPC rating tbc Our refJB/TS
Location
Property is close to local amenities, supermarkets, primary and secondary schools.
Easy access to A12/14, short drive or bus ride to town centre.
Directions
Using a SatNav, please use IP1 6RG 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.

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

