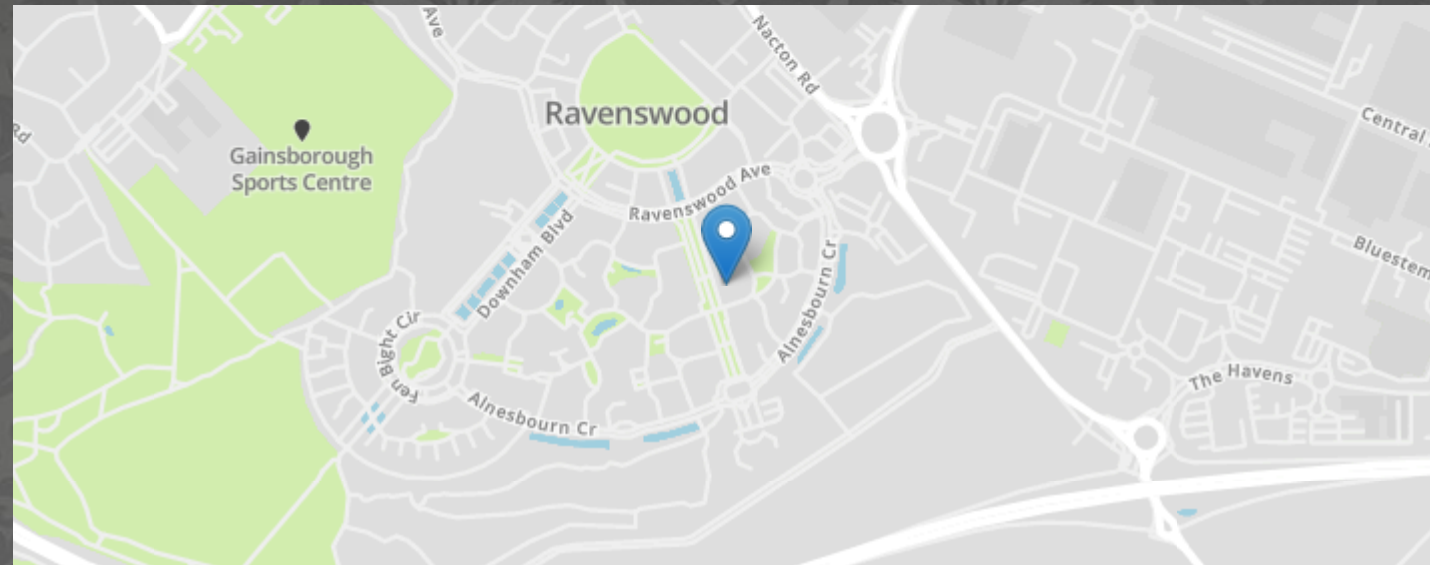


## Mansbrook Boulevard, Ipswich



- FIVE BEDROOM
- OPEN PLAN KITCHEN DINER
- GARAGE & OFF ROAD PARKING
- CLOAKROOM
- LOUNGE
- GAS CENTRAL HEATING
- THREE ENSUITES
- FAMILY BATHROOM

# MARKS & MANN

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# MARKS & MANN



## Mansbrook Boulevard, Ipswich

FIVE BEDROOM THREE STOREY SEMI DETACHED TOWN HOUSE located on the Ravenswood development in Ipswich. The residence benefits from garage, kitchen/diner area, three en-suite shower rooms, family bathroom, fully enclosed low maintenance rear garden, double glazed windows and gas heating via radiators. In the valuer's opinion this is a well presented property located in a popular location on the Ravenswood development and an early internal viewing is highly advised.

This Family home is located in the popular area of Ravenswood, located to the east of Ipswich. There is an excellent selection of schools, shops and restaurants within easy reach. Ipswich town centre is a short drive or bus ride away, offering further amenities and mainline railway station to London Liverpool Street. Road commuters will enjoy the very easy access to the A14 trunk road for routes towards Colchester (A12), Felixstowe and Bury St Edmunds.

**£400,000 Offers in Excess of**



## Mansbrook Boulevard, Ipswich

### Front

Outside lighting, Stone area, path to front door.

### Entrance Hall

Stairs to first floor, Radiator.

### Cloakroom

Double glazed window to side, Pedestal hand wash basin, Low level W.C. Radiator.

### Lounge

3.62m x 5.09m (11' 11" x 16' 8") Double glazed bay window to front, Coving, Feature gas fireplace, Laminate flooring, Radiator, French door to.

### Kitchen/ Dining Area

4.66m x 5.94m (15' 3" x 19' 6") Full height and length double glazed panels with French doors to rear, Laminate worktop, Range of eye and base level units with cupboards and drawers. Sink with mixer tap and drainer, Integrated ovens, Induction hob with extractor hood over, Integrated dishwasher, Plumbing for washing machine, Space for fridge freezer, Radiator.

### First Floor Landing

Double glazed window to side. Stairs to second floor.

### Bedroom

3.64m max 4.45m (11' 11" x 14' 7") Double glazed window to rear, Radiator.

### Ensuite

Shower cubicle, Low level W.C. Basin in vanity unit, Part tiled, Radiator.

### Bedroom

3.64m x 3.91m max(11' 11" x 12' 10") Double glazed French doors with Juliette balcony to front, Radiator.

### Bedroom

2.24m x 3.25m (7' 4" x 10' 8") Double glazed window to rear, Radiator.

### Family Bathroom

Double glazed window to front, Panelled bath with mixer tap, Low level W.C. Pedestal hand wash basin, Part tiled, Radiator.

### Second Floor Landing

Double glazed window to side, Airing cupboard, Loft access.

### Bedroom

3.79m x 3.85m (12' 5" x 12' 8") Double glazed window to rear, Built in wardrobes, Radiator.

### Ensuite

Double glazed window to rear, His and hers basin in vanity unit, Low level W.C. Panelled bath with mixer tap, Fully tiled walls, Shower cubicle, Radiator.

### Bedroom

3.75m x 3.98m (12' 4" x 13' 1") Double glazed window to front, Shower cubicle, Low level W.C. Wall mounted basin in vanity unit, Radiator.

### Rear Garden

Mostly laid to lawn, Decking area, Trees, Shrubs, side gate.

### Garage

Up and over door, Power and light connected.

## Mansbrook Boulevard, Ipswich

### Disclaimer

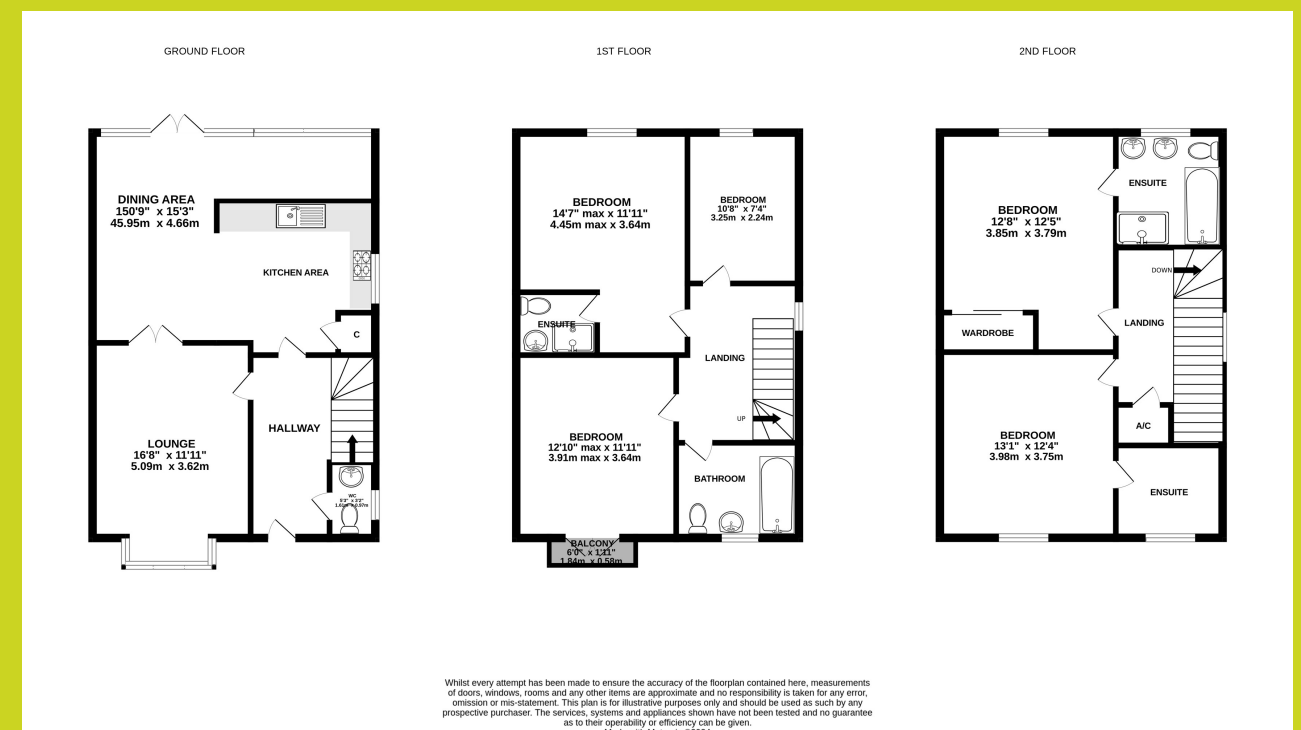
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser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

### Council Tax Band

At the time of writing the council tax band for this property is band E.



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

