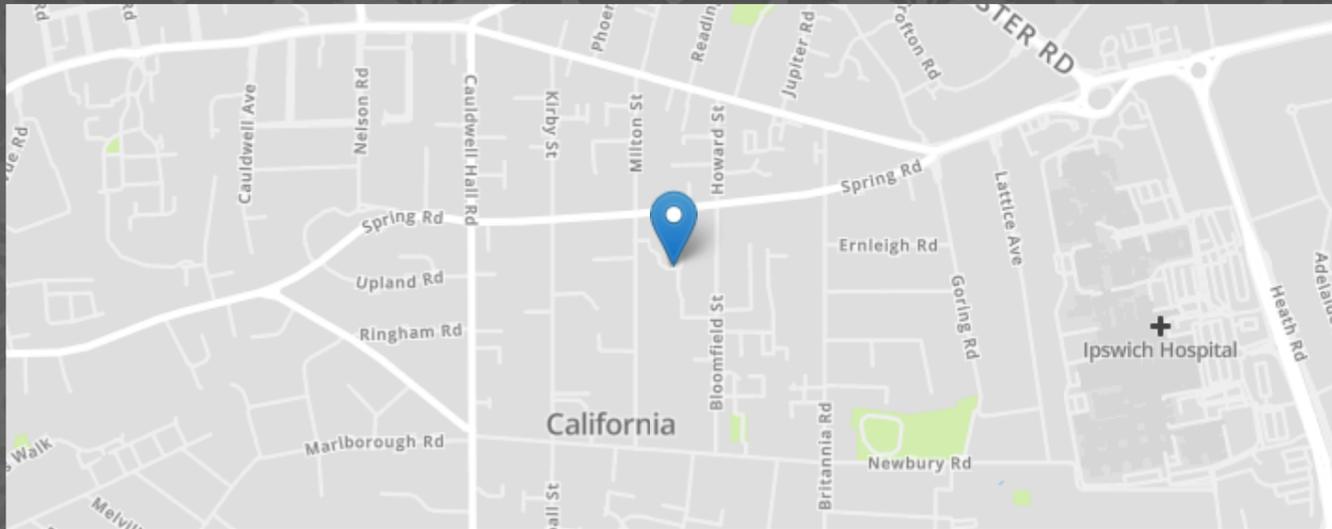


Sunfield Close, Ipswich



MARKS & MANN



- NO ONWARD CHAIN
- GROUND FLOOR FLAT
- BEDROOM WITH BUILT IN WARDROBES
- NO PETS
- OVER 55 RETIREMENT PROPERTY
- DOUBLE GLAZED WINDOWS & DOORS
- LOUNGE
- BEDROOM WITH FRENCH DOORS TO REAR
- PARKING ON SITE (NOT ALLOCATED)



Sunfield Close, Ipswich

Discover this one-bedroom, ground floor retirement flat tailored for the over 55s, offering a comfortable and convenient lifestyle with no onward chain. The property features a bright lounge and a bedroom complete with built-in wardrobes and elegant French doors leading to the rear, flooding the space with natural light. Double glazed windows and doors provide excellent insulation and security throughout. Residents can enjoy the benefit of onsite parking (not allocated), adding ease to daily living. This delightful home is perfect for those seeking a peaceful, well-maintained environment in a community designed specifically for retirees. Please note, pets are not permitted, ensuring a quiet and considerate atmosphere for all residents. Ideal for anyone looking for a hassle-free retirement property with attractive features and a welcoming setting.

MARKS & MANN

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£70,000

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Front

Path leading to part double glazed door.

Porch

Double glazed window to front and side.

Lounge

3.53m x 3.98m (11' 7" x 13' 1") Double glazed window to front, Built in storage cupboard.

Inner Hall Way

Airing cupboard.

Shower Room

Double walk in shower, Low level W.C. Hand wash basin in vanity unit. Part tiled, Extractor fan.

Bedroom

4.98m x 2.54m (16' 4" x 8' 4") Double glazed French doors to rear aspect, built in cupboard.

Kitchen

2.39m x 2.59m (7' 10" x 8' 6") Double glazed window to rear, One and half stainless steel sink unit and drainer with mixer tap, A range of base fitted units with cupboards and drawers. Plumbing for washing machine, Space for cooker, extractor hood, Laminate work surfaces, Part tiled.

Outside

The property benefits from landscaped communal grounds with have been mainly laid to lawn, with seating areas, plants and shrubs. There is parking for use by both residents and visitors.

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.

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.

School Admissions

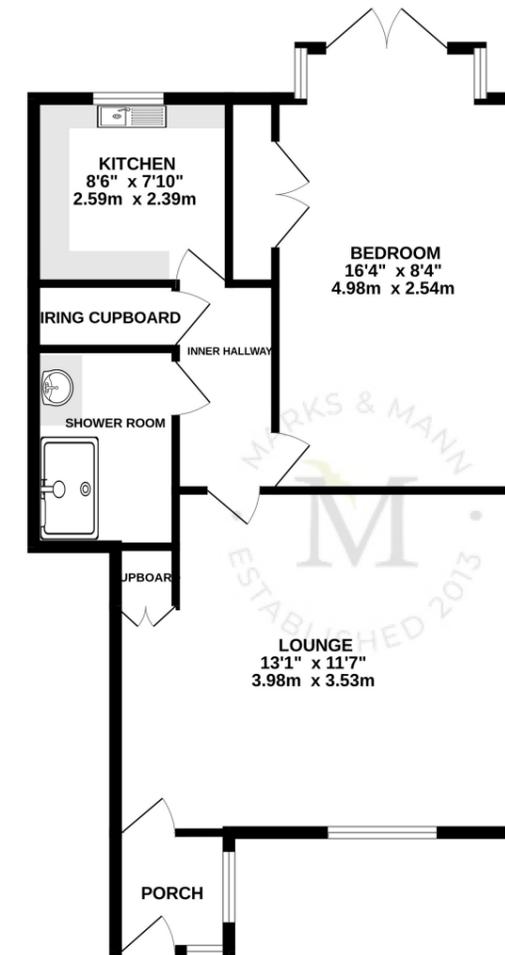
To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

Council Tax Band

At the time of instruction the council tax band for this property is band B.

Sunfield Close, Ipswich

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62026

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

