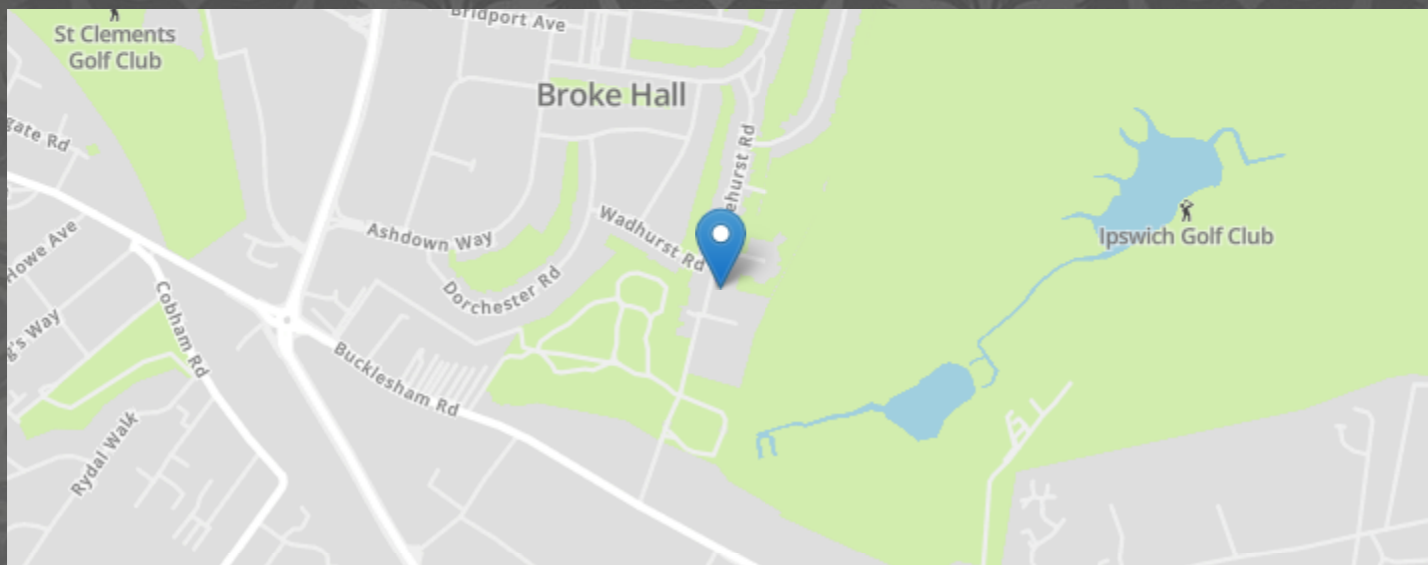


## Salehurst Road, Ipswich



- NEWLY FITTED GAS BOILER
- CLOSE TO SCHOOLS
- EXTENDED
- DOUBLE GARAGE
- CONSERVATORY
- OFF ROAD PARKING
- IDEAL LOCATION
- DOUBLE GLAZED
- THREE RECEPTION ROOMS
- GRANNY ANNEX

# MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

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

# MARKS & MANN



## Salehurst Road, Ipswich

Introduced to the market for sale is this spacious, well presented and well kept extended six bedroom detached family home. Corner Plot size at 92' x 97' with rear access gates for caravan, boat etc. The property is nestled in an idyllic location within the Broke Hall estate on the East side of Ipswich.

Internally the property benefits from, on the ground floor: Porch, entrance hall, dining room, sitting room, third reception room, kitchen, utility room, conservatory, cloakroom. To the first floor: Landing, bedroom one which benefits from an En-suite, bedroom two, bedroom three, bedroom four, bedroom five and the family bathroom. Externally the property benefits from, off road parking for multiple vehicles, lawn space to the front, garage and to the rear aspect is a garden that has been kept with love featuring a patio, stoned area, lawn, summer house and shed.

The property also benefits from a self contained annex with its own private entrance, comprising of entrance hall, sitting/dining room, kitchenette, bedroom and shower room.

The property offers ample living space and has been kept within the family since new but is now ready for new owners to come in and make it their own.

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

**£675,000**

# Salehurst Road, Ipswich

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## Enclosed Porch/Lobby area

Double glazed window to front and side aspect and internal window to hall, door to hall, radiator.

## Entrance hall

Doors to dining room, wc, kitchen, sitting room, stairs to first floor, two light fittings, radiator.

## Sitting room

2.81m x 3.04m (9' 3" x 10' 0") - 3.65m x 4.73m (12' 0" x 15' 6")  
Double glazed windows to front aspect, and sliding doors at rear aspect leading to conservatory, sitting room is divided by frosted glazed, folding doors, electric mist fire place with (gas in place if required), light fitting each end with ornamental surround, two radiators.

## Dining room

2.35m x 4.74m (7' 9" x 15' 7")  
Double glazed window to front aspect, ceiling light with ornamental surround, four mounted wall lights, radiator.

## Kitchen

2.78m x 4.91m (9' 1" x 16' 1")  
Double glazed window to rear aspect, range of base and wall units, work tops, sink draining board, tiled splashback, extractor fan, electric cooker, electric induction hob, light fitting, door to dining room, door to utility room.

## Utility room

2.46m x 3.38m (8' 1" x 11' 1")  
Double glazed window to rear aspect, base and wall units with worktop, sink/draining board, space for washing machine and tumble drier, light fitting, radiator.

## Conservatory

2.41m x 4.19m (7' 11" x 13' 9")  
French doors to rear garden, two wall mounted lights.

## Cloakroom

1.10m x 2.35m (3' 7" x 7' 9")  
Double glazed window to garage, hand wash basin, low level toilet, tiled floor, half tiled walls, radiator.

## First floor landing

Double glazed window to front aspect, storage cupboard, doors to office, bathroom, three bedrooms, ceiling light with ornamental surround.

## Bedroom one

3.70m x 4.31m (12' 2" x 14' 2")  
Double glazed window to front aspect, door to en-suite, ceiling light fitting, radiator.

## En-suite

3.08m x 3.89m (10' 1" x 12' 9")  
Double glazed window to front aspect, range of base units, bath with overhead shower, glazed shower door, low level toilet, wash basin, three quarter tiled, with tiled floor, ceiling spot lights, loft access to annexe extension, heated towel rail.

## Bedroom two

3.25m x 3.70m (10' 8" x 12' 2")  
Double glazed window to rear, built in wardrobe ceiling light, radiator.

## Dressing room/bedroom four

2.39m x 3.38m (7' 10" x 11' 1")  
Double glazed window to rear aspect, ceiling light fitting, radiator.

## Bedroom three

2.33m x 3.71m (7' 8" x 12' 2")  
Double glazed window to rear, storage cupboard, ceiling light fitting, door to dressing room, radiator.

## Office/ bedroom five

2.40m x 2.58m (7' 10" x 8' 6") 2.40m x 2.58m (7' 10" x 8' 6")  
Double glazed window to front aspect, ceiling light fitting, radiator.

## Bathroom

2.27m x 2.35m (7' 5" x 7' 9")  
Frosted glazed window to side aspect, bath with overhead shower and glazed shower door, wash basin with built in cupboard under, low level toilet, light fitting, fully tiled, radiator.

## Annexe - Entrance hall

Double glazed door to side aspect, storage cupboard, doors to shower room, sitting/dining room, bedroom, light fitting x2, radiator.

## Annexe - sitting/dining room

3.84m x 4.94m (12' 7" x 16' 2")  
Window to rear aspect, door to main house conservatory, door to kitchen, light fitting x2, radiator.

## Annexe - Bedroom

3.84m x 4.82m (12' 7" x 15' 10")  
Double glazed window to front aspect, two wall lights, ceiling light fitting x2, radiator.

## Annexe - Kitchenette

2.13m x 2.43m (7' 0" x 8' 0")  
Double glazed window to side aspect, stainless steel sink, space for fridge, range of base and wall units, tiled splashback, light fitting, appropriate switches for an electric cooker to be fitted if required, fitted extractor.

## Annexe - Shower room

1.46m x 2.44m (4' 9" x 8' 0")  
Frosted double glazed window to side aspect, low level toilet, hand wash basin, corner shower cubicle, fully tiled, ceiling spot lights, towel rail radiator.

## Outside.

Large front drive with multiple car parking, block paved drive, corner grassed area, shrubs and hedges to borders, leading to front door, side access to annex and rear garden.  
Rear garden has block paved patio at the rear of the house with paved area leading to side access to annex and front garden. Stoned area to rear of garden with shed, summer house and seating area. Large area laid to lawn with mature shrubs and trees, garden is fully enclosed with fencing and not overlooked.

## Double Garage/workshop

Double garage with up and over door, electric power inside, boiler, fuse board.

## Important information

Tenure - Freehold  
Services - we understand that mains gas, electricity, water and drainage are connected to the property.  
Council tax band - F  
EPC rating - C  
Our ref: JB/TS

## Location

Property is situated on the well sort Broke Hall area, close to local shops, amenities, schools. Short bus route or drive to town centre and hospital. Easy access to A12/14.

## Directions

Using a SatNav, please use IP3 8RU as the point of destination

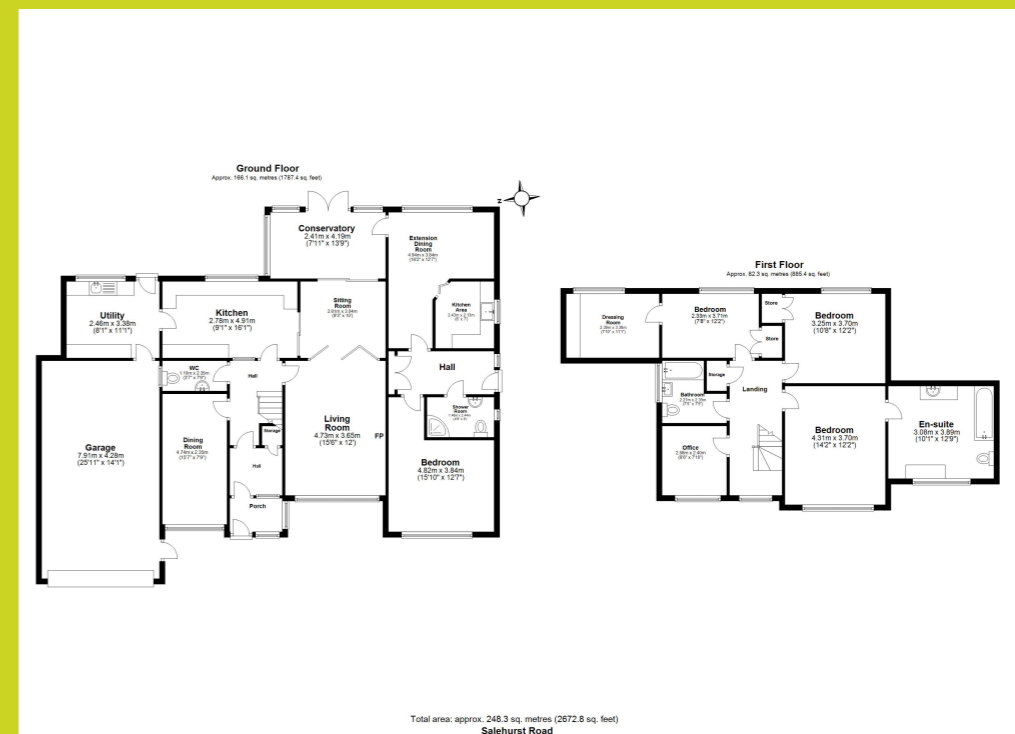
## Disclaimer

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New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

## Anti money laundering

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.



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

