



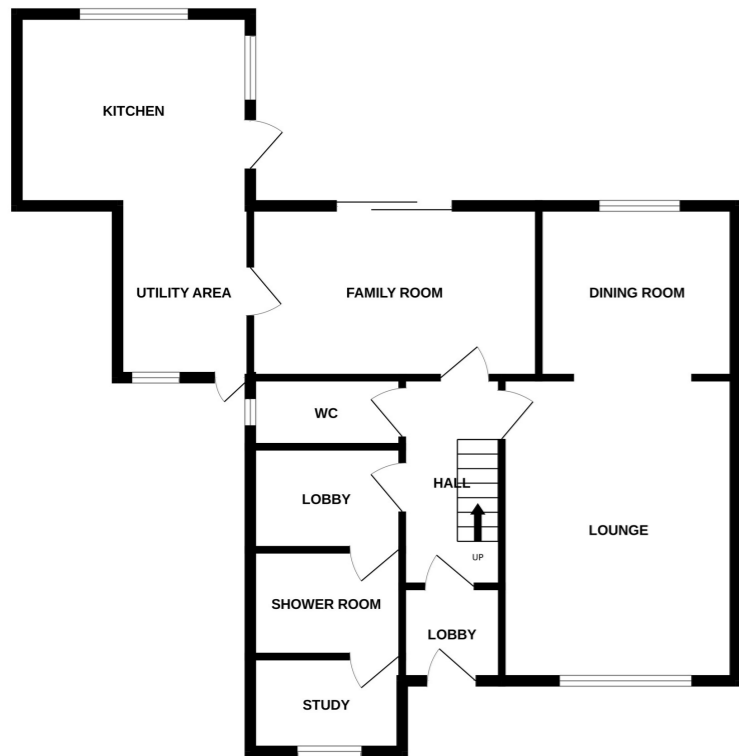
Cuckfield Avenue, Ipswich

Marks and Mann Estate Agents are delighted to offer for sale, with NO ONWARD CHAIN, this RARELY AVAILABLE, excellent four bedroom family home. The property is situated on a LARGE CORNER PLOT with a fantastic sized mature garden backing onto Ipswich Golf Course. With a detached garage, off road parking and VERSATILE LIVING SPACE, and being located on the popular BROKE HALL ESTATE, an early viewing is advised.

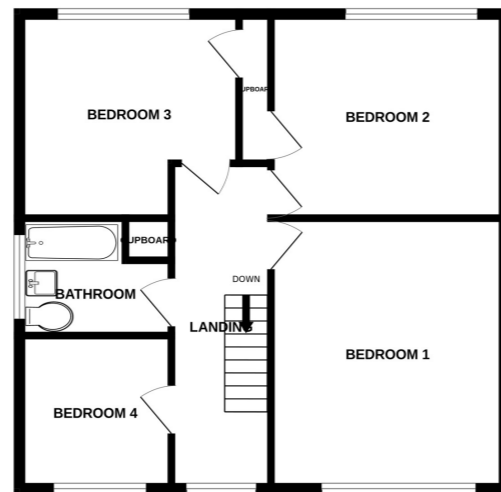
£500,000



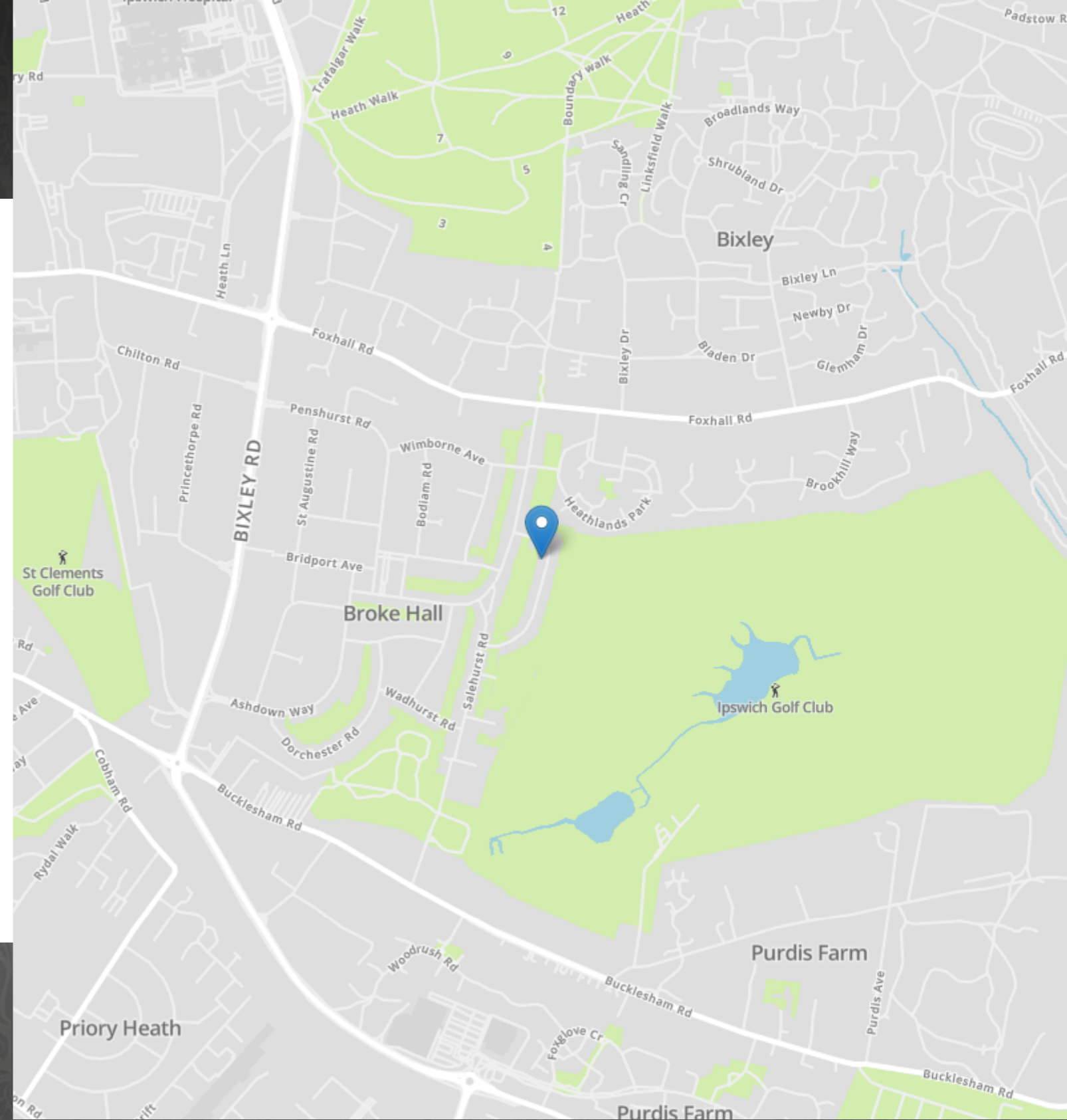
GROUND FLOOR



1ST 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.
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MARKS & MANN

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

Landline 01473 396296

Website www.marksandmann.co.uk

- NO ONWARD CHAIN
- CORNER PLOT
- FOUR BEDROOM FAMILY HOME
- FAMILY ROOM AND STUDY
- UPSTAIRS BATHROOM
- KITCHEN AND UTILITY AREA

- POPULAR BROKE HALL
- MATURE GARDEN BACKING ONTO IPSWICH GOLF CLUB
- SITTING ROOM AND DINING ROOM
- DOWNSTAIRS CLOAKROOM AND SHOWER ROOM
- CLOSE TO LOCAL SCHOOLS AND AMENITIES

Lobby

With door to;

Entrance hall

Stairs rising to the first floor and doors to the sitting room, family room, cloakroom and inner lobby.

Cloakroom

Window to side, radiator, wash hand basin and WC.

Shower room

Shower and door to:

Study

2.38m x 1.49m (7' 10" x 4' 11")

Window to front, radiator.

Sitting room

4.24m x 3.59m (13' 11" x 11' 9")

Window to front, radiator, parquet flooring, opening to:

Dining room

3.61m x 2.68m (11' 10" x 8' 10")

Parquet flooring, radiator, window to rear overlooking the garden.

Family room

4.39m x 2.77m (14' 5" x 9' 1")

Radiator, patio doors to rear overlooking and leading to the garden and a door to:

Kitchen

3.63m x 3.01m (11' 11" x 9' 11")

Triple aspect room with windows to front, rear and side, and radiator. There are a range of matt white base and eye level units with work surfaces over, integrated oven, hob with extractor over and a door to the side giving access to the garden.

Utility area

2.29m x 2.52m (7' 6" x 8' 3")

Bedroom one

4.24m x 3.64m (13' 11" x 11' 11")

Window to front, radiator.

Bedroom two

3.64m x 3.32m (11' 11" x 10' 11")

Window to rear, radiator, built-in storage cupboard.

Bedroom three

3.79m x 2.78m (12' 5" x 9' 1")

Window to rear, radiator, built-in storage cupboard.

Bedroom four

3.79m x 2.78m (12' 5" x 9' 1")

Window to front, radiator.

Family bathroom

Window to side, radiator with three piece suite comprising panel enclosed bath, wash hand basin and low level WC.

Outside

The property is set back from the road on a fantastic corner plot with a driveway providing off road parking for multiple vehicles with a lawned area and side access to the rear garden.

The exceptional, low maintenance, generous rear garden is mainly laid to lawn with various established specimen trees and shrubs, including a magnolia, enclosed by fencing with the Ipswich Golf Course beyond.

Garage

Tandem garage with an up and over door with power and light connected.

Important Information

Tenure - Freehold.

Services - we understand that mains gas, electricity, water and drainage are connected to the property.

Council tax band E.

EPC rating TBC.

Our ref - PJR/elr

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.

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.