



Lawford Place

Guide Price £435,000

Marks and Mann are delighted to offer for sale this FOUR BEDROOM DETACHED HOUSE situated in EAST IPSWICH'S popular Bixley Farm Development. The property boasts a lounge, dining room, modern kitchen/breakfast room, cloakroom W.C., conservatory, four bedrooms, En-suite shower room, family bathroom, fully enclosed rear garden, off road parking and a garage. Other benefits include gas central heating and double glazing throughout.

The popular Bixley Farm development has access to plenty of local amenities, local bus routes, good school catchments (subject to availability), close to Ipswich hospital and easy access to the A14/12.

An early internal viewing is highly advised to not miss out

- Detached House
- Four Bedrooms
- Garage
- Off Road Parking
- Conservatory
- Modern Fitted Kitchen
- En-Suite Shower Room
- Popular Location
- Lounge And Separate Dining Area
- Easy Access To The A12/A14

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Front

Off road parking to the front for up to four cars via a block paved driveway. laid to lawn to the side with a pathway and side passage down the side to the rear garden with gated access.

Entrance Hall

Double glazed door to the front for entry, two double glazed window to the front, laminate flooring, access to the stairs, spotlights, radiator and doors to;

Cloakroom W.C

Extractor fan, spotlights, low flush W.C., vanity wash hand basin, tiled splash back and tiled flooring.

Lounge

5.31m x 3.21m (17' 5" x 10' 6") Double glazed window to the front, radiator and archway to the dining room.

Dining Room

3.39m x 3.20m (11' 1" x 10' 6") Double glazed French style doors to the rear, double glazed window to the rear, radiator and laminate flooring.

Kitchen

4.39m x 3.85m (14' 5" x 12' 8") Double glazed window to the rear, wall and base fitted units with cupboards and drawers, one and a half sink bowl and drainer unit, built in double oven, hob and extractor hood, space for a fridge freezer, spotlights, USB sockets and a radiator.

Utility Room

2.72m x 2.09m (8' 11" x 6' 10") Double glazed door to the side, base level units, plumbing for a washing machine, space for a tumble dryer, radiator, vinyl flooring, radiator and an internal door to the garage.

Landing

Access to the loft, airing cupboard and doors to;

Bedroom One

5.06m x 3.31m (16' 7" x 10' 10") Double glazed window facing the front, two built in wardrobes, radiator and a door to the en suite shower room.

En-Suite Shower Room

Double glazed obscure window to the front, shower cubicle, pedestal wash hand basin, low flush W.C., extractor fan, spotlights, heated towel rail and tiled walls and flooring.

Bedroom Two

