

MARKS & MANN



Lawford Place, Rushmere St Andrew, Ipswich

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

£450,000

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

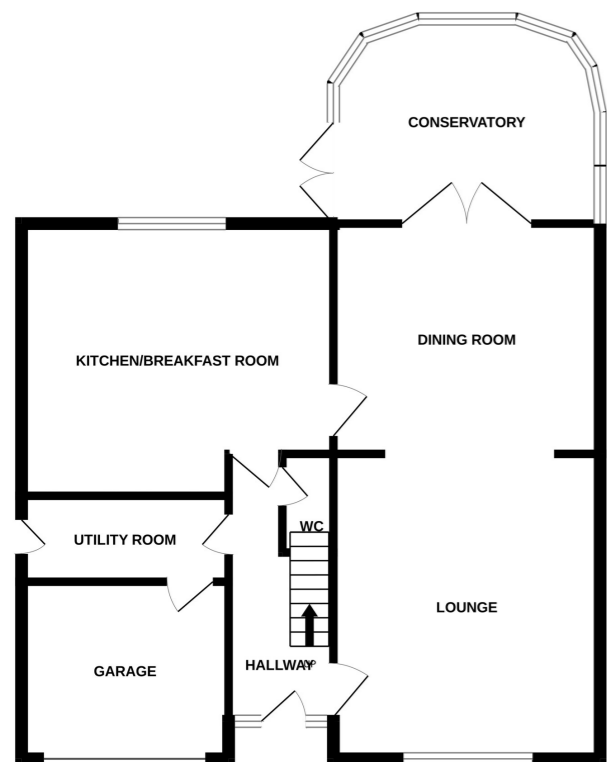
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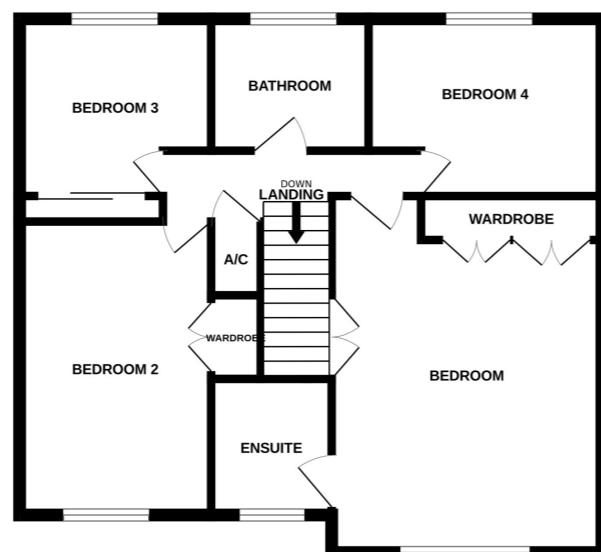
Website www.marksandmann.co.uk



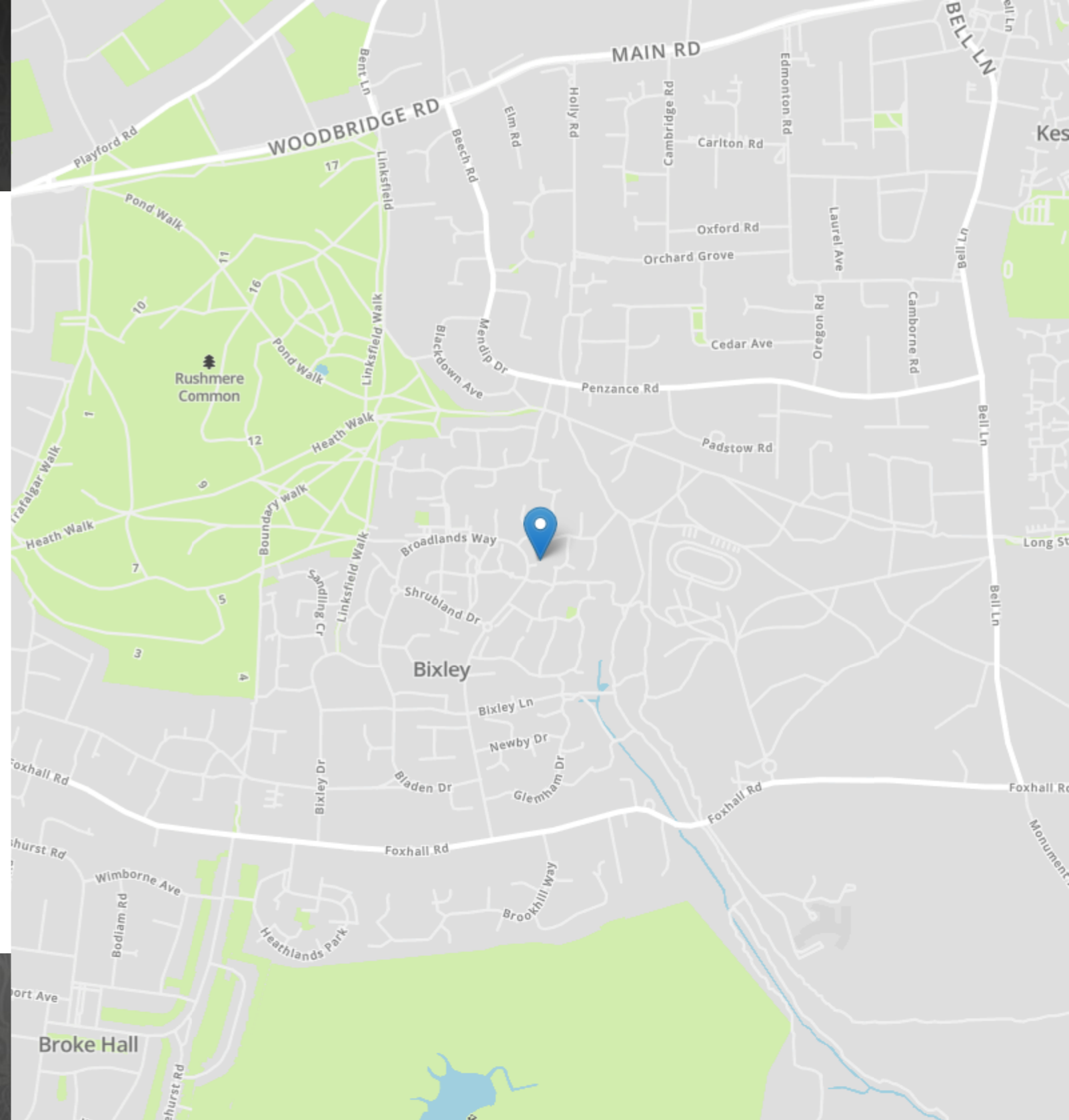
GROUND FLOOR



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

Landline 01473 396296

Website www.marksandmann.co.uk

- DETACHED HOUSE
- GARAGE
- CONSERVATORY
- EN-SUITE SHOWER ROOM
- LOUNGE AND SEPARATE DINING AREA
- FOUR BEDROOMS
- OFF ROAD PARKING
- MODERN FITTED KITCHEN
- POPULAR LOCATION
- EASY ACCESS TO THE A12/A14

Front

Off road parking to the front for two 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

3.86m x 2.76m (12' 8" x 9' 1") Double glazed window to the front, built in wardrobes and a radiator.

Bedroom Three

3.35m x 2.44m (11' 0" x 8' 0") Double glazed window to the rear, built in mirrored sliding wardrobe and a radiator.

Bedroom Four

3.05m x 2.93m (10' 0" x 9' 7") Double glazed window to the rear and a radiator.

Family Bathroom

Double glazed window to the rear, panel bath with shower over, pedestal wash hand basin, low flush W.C., extractor fan and tiled walls and flooring.

Garage

Manual up and over door, power, lighting and a door to the utility room.

Rear Garden

A fully enclosed rear garden mostly laid to lawn with a patio, outside tap and access to the front via a side passage and a gate.

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 instruction the council tax band for this property is band E