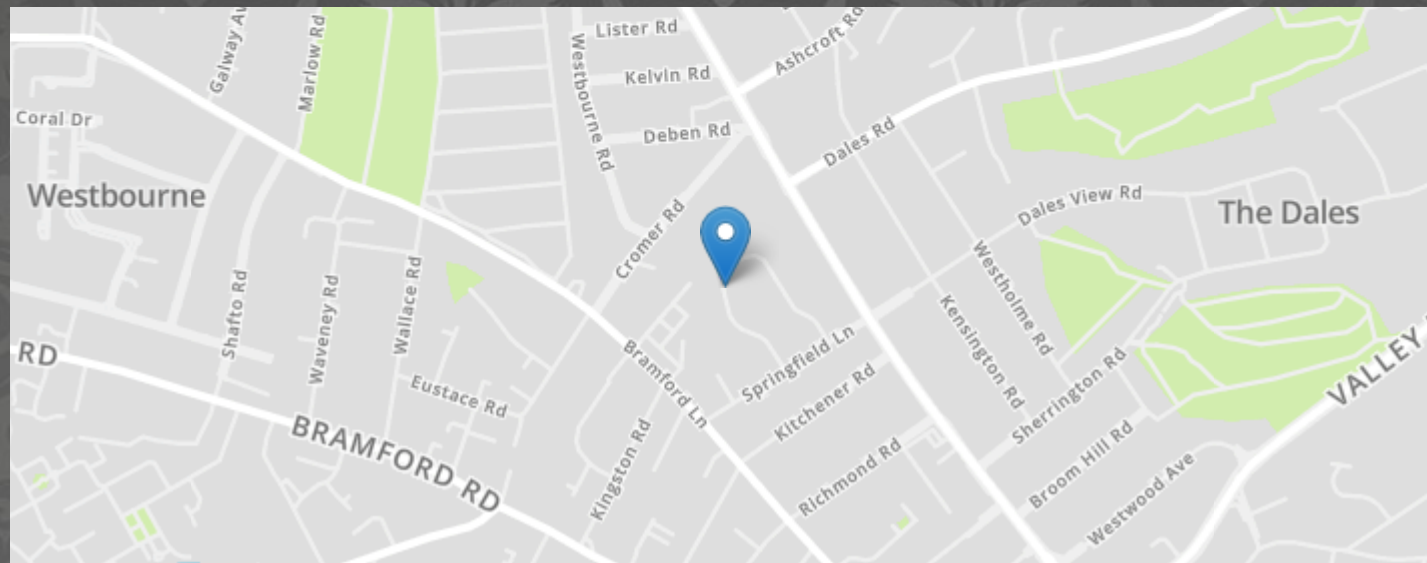


Brookfield Road, Ipswich



- WELL KEPT
- DOUBLE GLAZING
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- THREE BEDROOMS
- OFF ROAD PARKING
- GARDEN
- CLOSE TO AMENITIES
- GAS CENTRAL HEATING
- IDEAL LOCATION

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Brookfield Road, Ipswich

We are delighted to be marketing this well kept well presented three bedroom semi detached home. The property is situated in an ideal location close to schools and amenities.

Internally leave the property benefits from, on the ground floor: the entrance hall, living room, dining room, kitchen and bathroom. To the first floor: landing, bedroom one, bedroom two, bedroom three and the bathroom. Externally leave the property benefits from, off-road parking for multiple vehicles and garden to the rear aspect.

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

£318,000

Brookfield Road, Ipswich

Front

Tarmac driveway providing off road parking leading to attached garage. Small lawn area & shrub borders. Storm porch with classic style tiling and outside light. Double glazed door with casement windows into:

Entrance Hallway

Stairs leading to first floor, traditional column radiator, laminate wood flooring. Under stairs cupboard with PVC double glazed window, electric meter and fuse board.

Lounge

11' 6" x 13' 7" (3.51m x 4.14m) PVC double glazed bay window to front. Stylish vertical radiator, laminate wood flooring, feature 'log burner' effect electric fire with decorative surround, media connection points.

Dining Room

11' 6" x 10' 5" (3.51m x 3.17m)
PVC double glazed French doors & casement windows to rear. Feature ornamental fireplace with solid wood mantle. Stylish vertical radiator, laminate wood flooring.

Kitchen

3.75m x 2.05m (12' 4" x 6' 9")
PVC double glazed window to both sides. Range of base and wall cupboard/drawer/larder units with soft close doors, under unit lighting, solid wood work surfaces, butler sink with flexi hose mixer tap. Range style cooker with 7 gas burner hob and large chimney extractor hood & mosaic tile splash back. Laminate wood flooring, inset LED lighting. Open archway into:

Utility Room

6' 1" x 7' 1" (1.85m x 2.16m)
PVC double glazed door to outside. Base unit with solid wood surface, space for large American style fridge/freezer, space & plumbing for washing machine. Wall mounted combi boiler. Stylish vertical radiator, wood effect tiled floor, inset LED lighting. Door into:

Ground Floor Bathroom

6' 1" x 7' 8" (1.85m x 2.34m)
PVC double glazed window to side. Low level WC. Pedestal wash basin with mixer tap, panel bath with central mixer tap & tiled splash backs. Heated towel rail, wood effect tiled floor, inset LED lighting, extractor fan.

Landing

Double glazed window to side. Loft access. Doors to:

Bedroom One

4.33m x 3.43m (14' 2" x 11' 3")
PVC double glazed bay window to front. Traditional column radiator, laminate wood flooring.

Bedroom two

3.48m x 3.19m (11' 5" x 10' 6")
PVC double glazed window to rear. Traditional column radiator, laminate wood flooring.

Bedroom Three

6' 9" x 12' 4" (2.06m x 3.76m)
PVC double glazed window to rear. Traditional column radiator, laminate wood flooring.

First Floor Shower Room

6' 1" x 6' 5" (1.85m x 1.96m)
PVC double glazed window to front. Shower cubicle. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail. Spot lighting. Extractor fan. Vinyl style flooring.

Rear Garden

East facing garden mainly laid to lawn with fence surround, large concrete seating area to rear, shrub border, outside light & tap. Double door access to/through garage.

Garage

4.94m x 1.83m (16' 2" x 6' 0")
Up & over door, power & light, gas meter, double wood doors to rear garden.

Location

Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and the town centre which offers a wealth of amenities.

Directions

Using a SatNav, please use IP1 4EN as the point of destination.

Important information

Tenure - Freehold.
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band B
EPC rating: D

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, enquires 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 writing the council tax band for this property is band B.

Brookfield Road, Ipswich



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

