



# MARKS & MANN



## Cauldwell Avenue, Ipswich

An individual three storey five double bedroom extended detached family home that offers approximately 2,400sq.ft of accommodation. Set within a quiet secluded private road in the desirable east side of Ipswich.

The accommodation is accessed via the spacious entrance hallway, off the hallway is the kitchen/breakfast room, utility room, lounge, dining room, study and cloakroom. The first floor landing benefits from bedroom two with en-suite shower room, bedroom three with en-suite shower room, two further double bedrooms and a family bathroom. To the top floor is the impressive master bedroom. The bedroom area has a dual aspect outlook and adjacent there is the walk in wardrobe which has a range of built in wardrobes and an ensuite bathroom.

Additional benefits include double glazed windows, gas central heating, off road parking, enclosed rear garden and a double garage with a studio above. Along with an impressive master bedroom to the top floor, having an en-suite bathroom and a walk in wardrobe. The property also have two further en-suite shower rooms, a contemporary kitchen/breakfast room and three reception rooms. The property is considerably spacious with a very high standard of finish internally.

Christchurch Park and central Ipswich are both within comfortable walking distance and Ipswich railway station with regular inter-city service to London's Liverpool Street Station (approx. 70 minutes) is only 10 minutes drive away.

Early viewing is highly recommended to avoid disappointment.

**£625,000 Guide Price**

# 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)





## Front Garden

Block paved driveway providing off road parking. Laid to lawn. Access to rear garden. Path leading to:

## Ground Floor

### Entrance Door

Double glazed entrance door to front opening to:

### Hallway

Stairs leading to first floor. Under stairs storage cupboard. Coat cupboard. Karndean flooring. Coved ceiling. Two radiators. Doors to:

### Ground Floor Cloakroom

Double glazed window to side. Low-Level WC. Pedestal wash hand basin. Tiled splashback. Karndean flooring. Coved ceiling. Radiator.

### Study

3.32m x 2.71m (10' 11" x 8' 11")  
Double glazed window to front. Coved ceiling. Radiator.

### Dining Room

3.49m x 3.31m (11' 5" x 10' 10")  
Double glazed french doors opening on to the rear garden. Coved ceiling. Radiator.

### Lounge

5.36m x 3.97m (17' 7" x 13' 0")  
Double glazed french doors to side . Double glazed door to side. Two double glazed windows to side. Two double glazed windows to rear. Two vertical radiators and additional radiator. Feature fireplace with gas fire and surround. Coved ceiling.

## Kitchen/Breakfast Room

5.64m x 3.77m (18' 6" x 12' 4")  
Double glazed windows to front and side. Range of eye level units with cupboards. Range of base level units with cupboards, drawers and worktops. Tiled splashback. Wine rack. Fitted double oven and gas hob with extractor hood over. One and a quarter sink drainer unit with mixer tap. Integrated dishwasher. Space for fridge/freezer. Spotlights. Breakfast bar. Karndean flooring. Coved ceiling. Radiator. Door to:

### Utility Room

2.86m x 2.25m (9' 5" x 7' 5")  
Double glazed window and door to side. Range of base level units with cupboards, drawers and worktops. Tiled splashbacks. Wall mounted boiler. Space for washing machine and tumble dryer. Single sink drainer unit with mixer tap. Karndean flooring. Coved ceiling. Radiator.

## First Floor

### First Floor Landing

Double glazed window to rear. Stairs leading to second floor. Airing cupboard. Spotlights. Coved ceiling. Radiator. Doors to:

### Bedroom Two

3.97m x 3.19m (13' 0" x 10' 6")  
Double glazed window to front. Two built in wardrobes. Coved ceiling. Radiator. Door to:

### En-Suite Shower Room

Double glazed window to side. Corner shower cubicle. Low-Level WC. Pedestal wash hand basin. Spotlights. Vinyl style flooring. Fully tiled walls. Coved ceiling.

### Bedroom Three

3.79m x 3.04m (12' 5" x 10' 0")  
Double glazed window to side. Two built in wardrobes. Coved ceiling. Radiator. Door to:

## En-Suite Shower Room

Corner shower cubicle. Pedestal wash hand basin. Low-Level WC. Fully tiled walls. Vinyl style flooring.

### Bedroom Four

3.73m x 3.32m (12' 3" x 10' 11")  
Double glazed window to rear. Coved ceiling. Radiator.

### Bedroom Five

3.61m x 3.33m (11' 10" x 10' 11")  
Double glazed window to front. Coved ceiling. Radiator.

### Family Bathroom

Double glazed window to front. Bath with shower over. Low-Level WC. Pedestal wash hand basin. Fully tiled walls. Vinyl style flooring. Coved ceiling. Radiator.

## Second Floor

### Second Floor Landing

Two double glazed windows to rear. Coved ceiling. Door to:

### Master Bedroom

5.33m x 5.09m (17' 6" x 16' 8")  
Double glazed dormer window to rear. Two double glazed windows to front. Eaves storage. Radiator. Doors to:

### En-Suite Bathroom

Velux skylight. Bath. Double shower cubicle. Low-Level WC. Pedestal wash hand basin. Heated towel rail. Fully tiled walls. Spotlights. Extractor fan. Tiled flooring.

### Walk In Wardrobe

Double glazed dormer window to rear. Five built in wardrobes. Eaves storage. Radiator.

## Rear Garden

Laid to lawn. Block paved side access. Mature shrubs, plants and trees. Red brick wall to side. Shed. Patio area. Shingle area. Wooden fencing to side and rear.

### Double Detached Garage

5.58m x 5.57m (18' 4" x 18' 3")  
Two up and over doors to front. Power and light. Stairs leading to:

### Studio

5.54m x 3.62m (18' 2" x 11' 11")  
Four velux skylights. Spotlights. Electric heater.

## 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.

## 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.