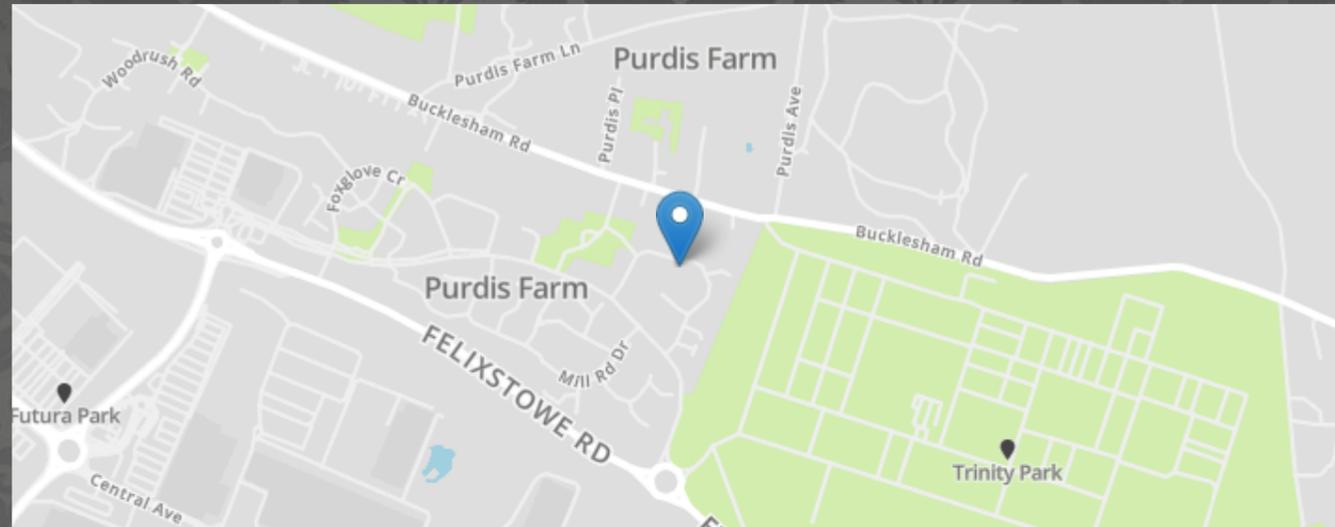


## Meadow Crescent, Purdis Farm, Ipswich



- FOUR BEDROOM DOUBLE BAY TOWNHOUSE
- NEW KITCHEN
- NEW ENSUITE
- OFF ROAD PARKING FOR THREE CARS
- THREE STOREY TERRACED PROPERTY
- NEW BATHROOM
- NEW FLOORING
- GARAGE
- CLOSE TO LOCAL AMENITIES
- CLOSE TO TRINITY PARK SHOWGROUND

# 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)

# MARKS & MANN



## Meadow Crescent, Purdis Farm, Ipswich

We are pleased to offer this well presented four bedroom double bay townhouse, which has undergone recent refurbishment, situated in the East of Ipswich close to local amenities.

Internally the property benefits from, on the ground floor: Entrance hall, cloakroom, living room, kitchen diner and sun room. To the first floor: landing, bathroom, bedroom one, ensuite bathroom and bedroom two. To the top floor: cloakroom, bedroom three and bedroom four. Externally the property benefits from: garage and off road parking for three vehicles, with side access to the rear garden which is mainly laid to lawn with patio area.

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

**£370,000**

# Meadow Crescent, Purdis Farm, Ipswich

# Meadow Crescent, Purdis Farm, Ipswich

## Entrance Hall

Front door, radiator, stairs to first floor.

## Cloakroom

Low level WC, hand wash basin, radiator, under stairs storage.

## Living Room

4.97m x 3.50m (16' 4" x 11' 6")  
Double glazed window to front aspect, radiator, electric fireplace.

## Kitchen Diner

3.15m x 5.69m (10' 4" x 18' 8")  
Integrated oven, hob and extractor, sink draining board, double glazed window to rear aspect, integrated dishwasher, integrated fridge freezer, integrated wine cooler, radiator, ceiling spotlights.

## Sun Room

2.09m x 3.06m (6' 10" x 10' 0")  
Door to side, radiator.

## First Floor Landing

Radiator, double glazed window to front.

## Bathroom

Free standing bath, hand wash basin, low level WC, double glazed window to rear aspect, ceiling spotlights, heated towel rail.

## Bedroom One

4.17m x 3.48m (13' 8" x 11' 5")  
Double glazed window to front aspect, radiator.

## Ensuite

Shower cubicle, heated towel rail, ceiling spotlights, hand wash basin, low level WC.

## Bedroom Two

2.72m x 3.49m (8' 11" x 11' 5")  
Double glazed window to rear aspect, radiator.

## Top Floor Landing

Velux window, tank housing storage

## Cloakroom

Low level WC, hand wash basin, radiator.

## Bedroom Three

2.60m x 3.70m (8' 6" x 12' 2")  
Double glazed window to front aspect, radiator.

## Bedroom Four

2.16m x 3.65m (7' 1" x 12' 0")  
Double glazed window to rear aspect, radiator.

## Outside

Garage and off road parking for three vehicles.

## Rear Garden

Secluded unoverlooked garden mainly laid to lawn with patio area.

## 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 IP3 8GD 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: D  
EPC rating: C

## 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 writing the council tax band for this property is band D.



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

