

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MARKS & MANN



Berry Close, Purdis Farm, Ipswich

Being offered with NO ONWARD CHAIN...

Marks & Mann Estate Agents Ltd are excited to offer for sale this WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME situated in a QUIET CLOSE in the popular Purdis Farm Development in the East of Ipswich. The property boasts four bedrooms, en-suite shower room, family bathroom, cloakroom W.C., kitchen, lounge, dining room, garage, off road parking and a fully enclosed rear garden.

The property is located on the East side of Ipswich offering plenty of local amenities including Sainsburys supermarket, Ransomes Euro Park with a John Lewis and Waitrose, local bus routes with access to the town centre and easy access to the A14/12.

In the agents opinion an early internal viewing is highly advised!

£400,000

MARKS & MANN

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

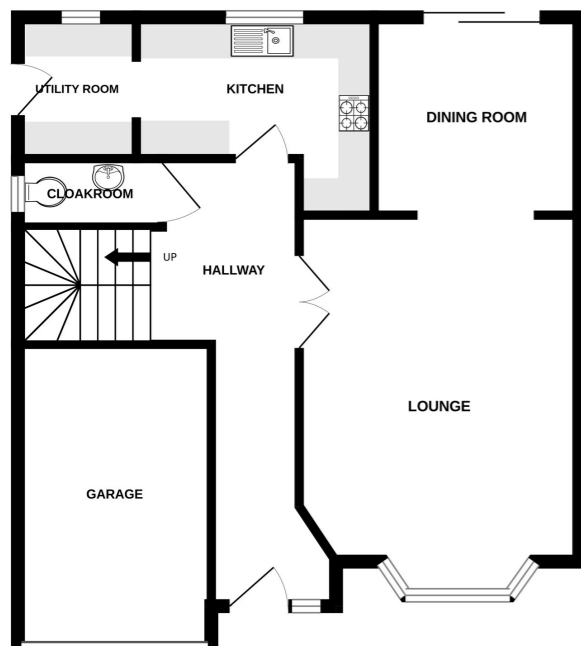
01473 396 296

contactipswich@marksandmann.co.uk

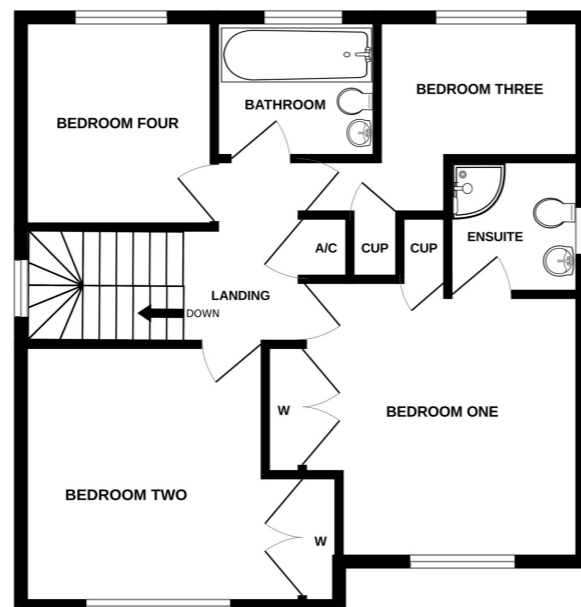
Website www.marksandmann.co.uk



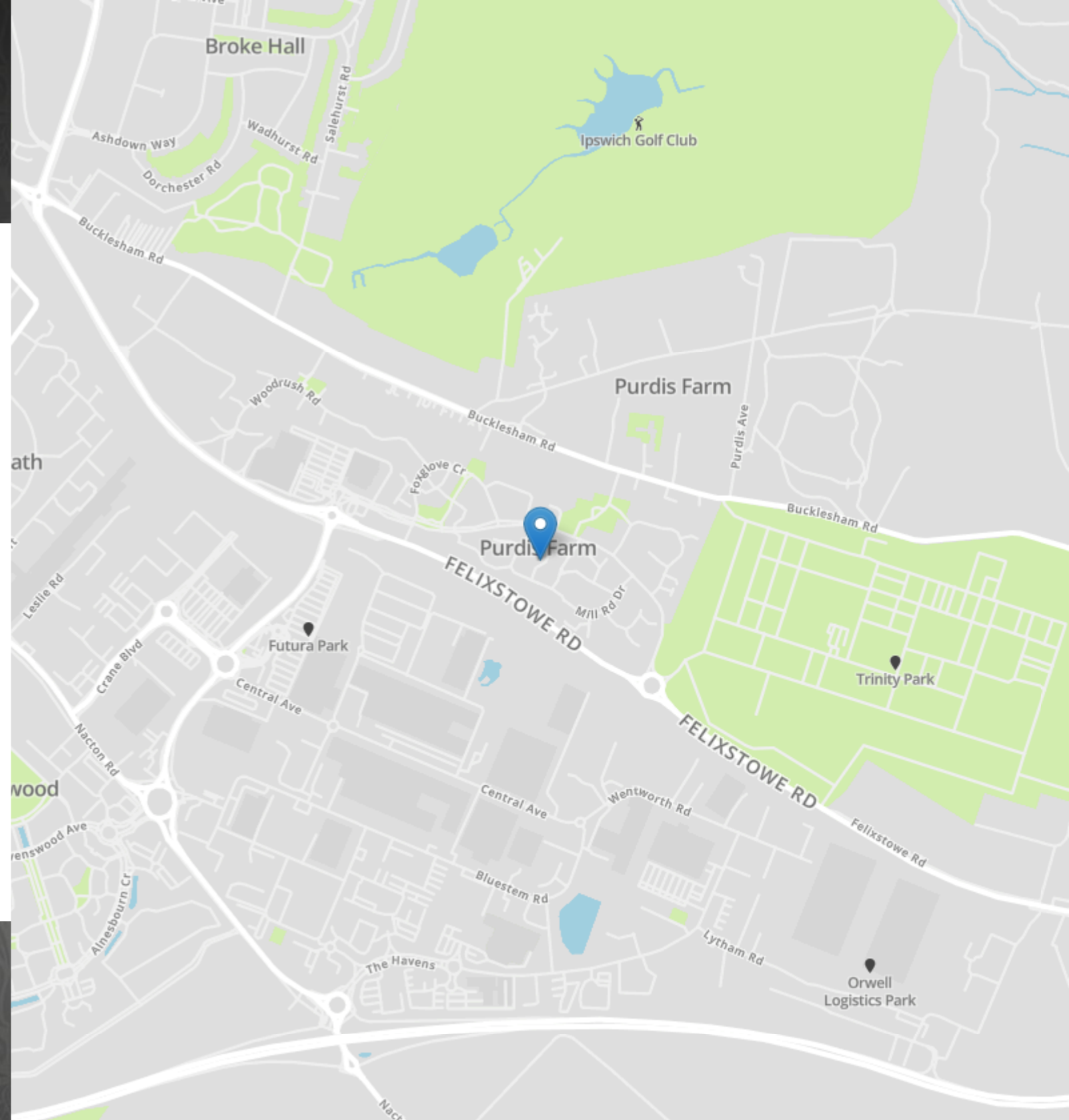
GROUND FLOOR



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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MARKS & MANN

99 - 101 Penshurst Road, Ipswich, Suffolk, IP3 8QB.
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Website www.marksandmann.co.uk

- NO ONWARD CHAIN!!!
- DETACHED FAMILY HOME
- EAST IPSWICH
- LOUNGE & DINING ROOMS
- GARAGE & OFF ROAD PARKING

- FOUR BEDROOMS
- POPULAR PURDIS FARM AREA OF IPSWICH
- FAMILY BATHROOM, ENSUITE & CLOAKROOM
- KITCHEN & UTILITY
- VIEWING ADVISED!

Front

Hard standing driveway providing off road parking. Block paved area. Path leading to side gate providing rear access. Corner plot with mature shrubs and plants to side.

Entrance Hallway

Double glazed entrance door to front with side glass panel. Tiled flooring. Radiator. Stairs leading to first floor. Doors to:

Cloakroom

Double glazed window to side. Low level WC. Vanity hand wash basin. Tiled flooring. Tiled splashback. Radiator.

Lounge

5.33m x 3.78m (17' 6" x 12' 5")
Double glazed bay window to front. Gas feature fireplace. Radiator. Coved. Opening to:

Dining Room

2.67m x 2.54m (8' 9" x 8' 4")
Double glazed sliding doors to rear. Radiator. Coved.

Kitchen

3.22m x 2.70m (10' 7" x 8' 10")
Double glazed window to rear. Range of eye level units. Range of base level units with cupboards and drawers. Sink and drainer unit with mixer tap. Work surfaces. Integrated oven and gas hobs with extractor hood over. Integrated dishwasher. Tiled flooring. Opening to:

Utility Area

1.48m x 1.31m (4' 10" x 4' 4")
Double glazed window to rear. Double glazed door to side. Range of eye level units. Range of base level units. Space for fridge freezer, washing machine and tumble dryer.

Landing

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

Bedroom One

3.71m x 3.51m (12' 2" x 11' 6")
Double glazed window to front. Built in wardrobe. Built in cupboard. Radiator. Door to:

Ensuite

Double glazed window to side. Shower cubicle. Low level WC. Vanity hand wash basin. Partly tiled walls. Heated towel rail. Vinyl style flooring.

Bedroom Two

3.61m x 3.51m (11' 10" x 11' 6")
Double glazed window to front. Built in wardrobe. Radiator.

Bedroom Three

3.35m x 2.92m (11' 0" x 9' 7")
Double glazed window to rear. Radiator. Built in cupboard.

Bedroom Four

3.15m x 2.92m (10' 4" x 9' 7")
Double glazed window to rear. Radiator.

Family Bathroom

Double glazed window to rear. Panel bath with shower attachment. Low level WC. Hand wash basin. Partly tiled walls. Vinyl style flooring.

Rear Garden

Patio area. Panel fencing to side. Brick wall to side and rear. Laid to lawn. Large shed with power and lighting. Side access.

Garage

Power & Lighting. Up & Over door to front. Door to side.

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 D.