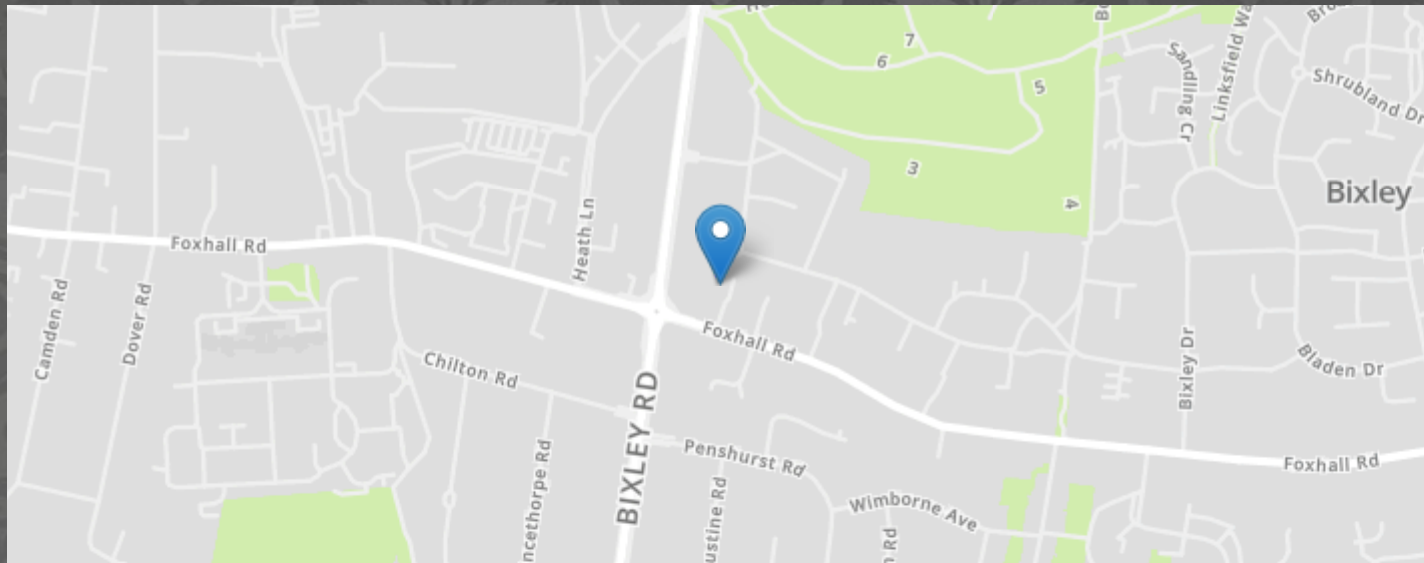


## Darnford Gardens, Ipswich



- OFF ROAD PARKING
- EXTENDED
- EN-SUITE
- CLOSE TO AMENITIES
- GARDEN

- GARAGE
- EXCEPTIONALLY WELL KEPT AND PRESENTED
- IDEAL LOCATION
- KITCHEN/DINER
- GAS CENTRAL HEATING

# MARKS & MANN

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# MARKS & MANN



## Darnford Gardens, Ipswich

We are pleased to be marketing this exceptionally well kept and well presented extended three bed semi-detached home. Nestled on a quiet close the property is situated to the East of Ipswich and is conveniently positioned close to schools and amenities.

Internally the property benefits from, on the ground floor: Entrance hall, Kitchen/diner, living room with extension to the rear and cloakroom. To the first floor: Landing, bedroom one which features an En-suite and fitted wardrobes, bedroom two which features fitted wardrobes, bedroom three and the family bathroom. Externally the property benefits from off road parking to the front aspect plus a garage and a garden to the rear aspect which features patio space, lawn and garden shed.

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

**£325,000**



Darnford Gardens, Ipswich

<b>Entrance Hall</b>  Front door, radiator, ceiling spotlights.	<b>Garden</b>  Patio, lawn, garden shed which has power and lighting
<b>Lounge</b>  7.739 x 5.021 (25'4" x 16'5") Double glazed windows to the rear and side aspects, double glazed bi-fold doors to the rear aspect, double glazed sky light windows x2, radiator x2.	<b>Garage</b>  Single garage with power and lighting, boiler situated in garage.
<b>Kitchen/Diner</b>  5.729 x 2.940 (18'9" x 9'7") - Two double glazed windows to the front and side aspect, sink/draining board, space for a large fridge freezer, extractor, radiator.	<b>Outside</b>  Stoned space to the front aspect along with off road parking for two vehicles plus a garage and garden to the rear aspect.
<b>Cloakroom</b>  Low level W.C, double glazed window to the front aspect, wash hand basin, extractor fan, radiator.	<b>Location</b>  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.
<b>Landing</b>  Storage cupboard x2	<b>Directions</b>  Using a SatNav, please use IP3 8PR as the point of destination.
<b>Bedroom One</b>  4.740 x 2.931 (15'6" x 9'7") - Double glazed window to the front aspect, fitted wardrobes, radiator.	<b>Important information</b>  Tenure - Freehold. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band D. EPC rating: TBC
<b>En-Suite</b>  Double glazed window to the side aspect, shower cubicle, low level W.C., vanity wash hand-basin, extractor fan, spotlights, heated towel rail.	<b>Disclaimer</b>  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.
<b>Bedroom Two</b>  3.064 x 2.936 (10'0" x 9'7") - Double glazed window to the rear aspect, fitted wardrobes, radiator.	<b>Money Laundering Regulations</b> 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.
<b>Bedroom three</b>  3.222 x 1.989 (10'6" x 6'6") - Double glazed window to the rear aspect, access to the loft, radiator.	<b>Council Tax Band</b> At the time of writing the council tax band for this property is band D.
<b>Bathroom</b>  Double glazed window to the side aspect, bath, shower attachment, low level W.C, wash hand-basin, extractor fan, heated towel rail, ceiling spotlights.	

Darnford Gardens, Ipswich



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

