

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MARKS & MANN



Clive Avenue, Ipswich

Marks & Mann Estate Agents are excited to offer for sale this rarely available EXTENDED FOUR/THREE BEDROOM DETACHED HOUSE situated in the North of Ipswich off Henley Road. The property boasts a ground floor shower room, family sitting room along with a separate dining/living room, kitchen/breakfast room, utility, four bedrooms one with an en suite shower room and family bathroom. Added benefits include garage, driveway providing off road parking, a fully enclosed rear garden and double glazed windows throughout.

On the edge of Ipswich close to quiet country roads this property offers plenty of local amenities including shops, Laurel farm shop, good school catchment (subject to availability) and local bus routes giving you easy access to the town centre.

In the agents opinions this is a rare opportunity and an early internal viewing is highly advised!

£500,000

MARKS & MANN

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

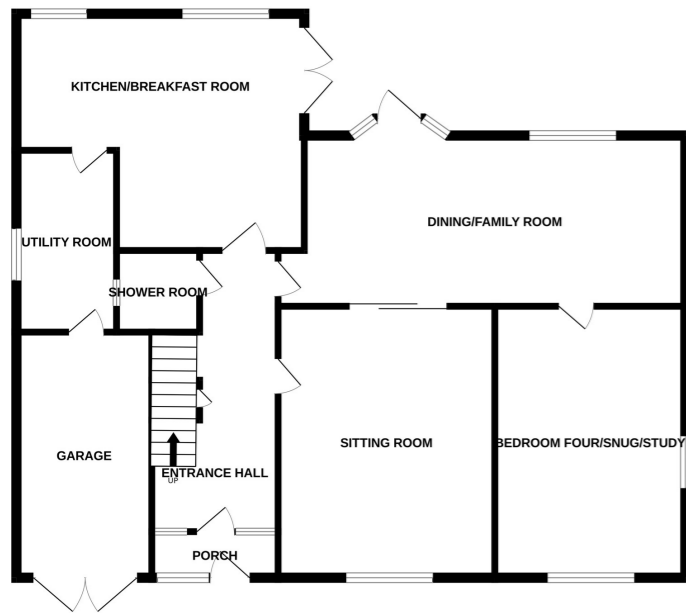
01473 396 296

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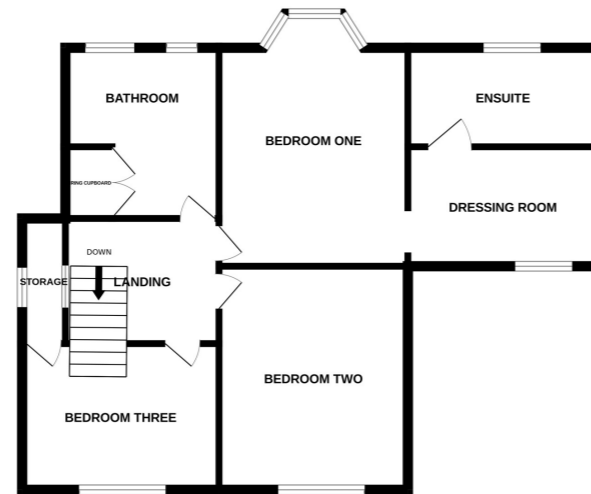
Website www.marksandmann.co.uk



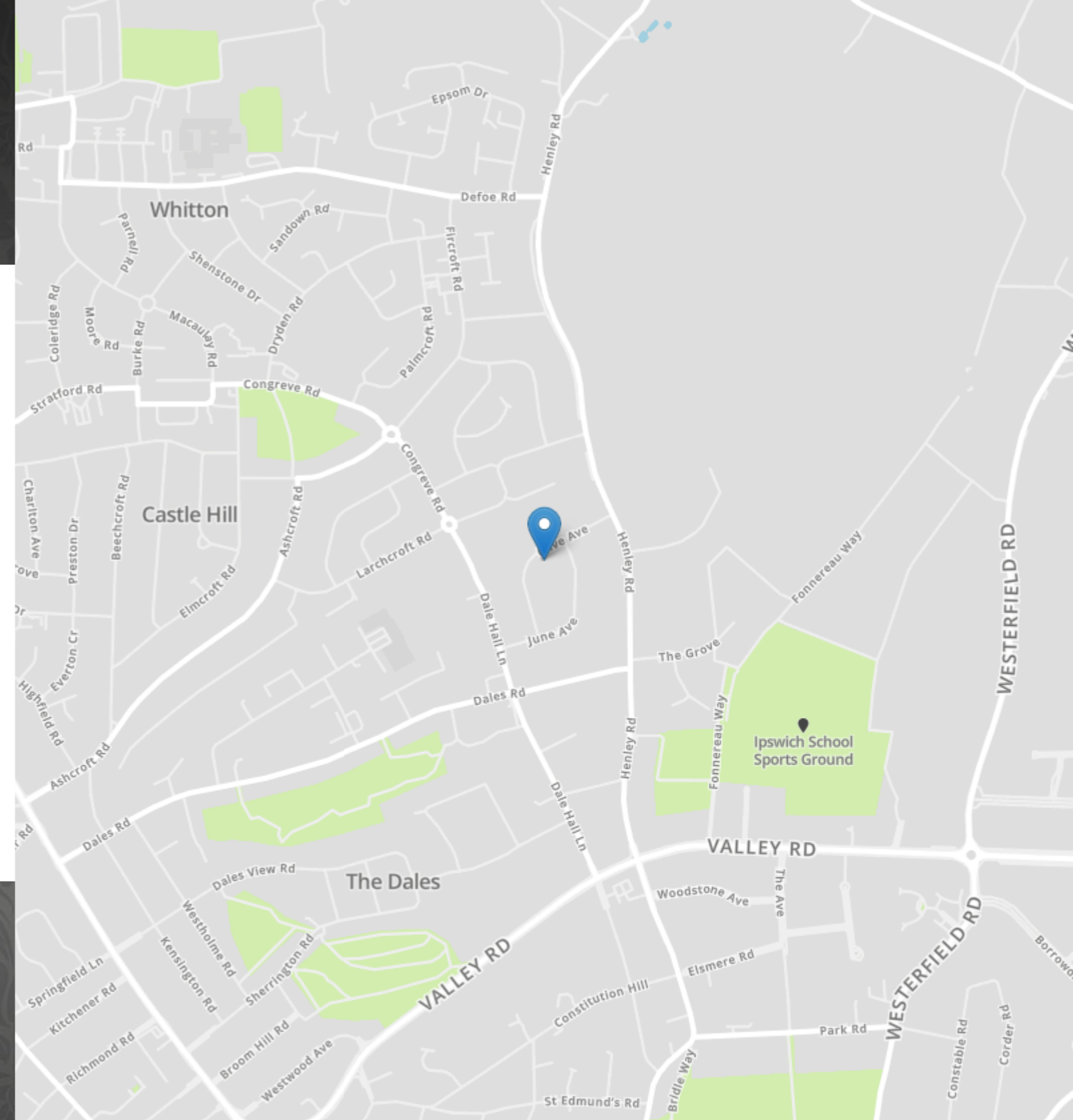
GROUND FLOOR



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

Landline 01473 396296

Website www.marksandmann.co.uk

- DETACHED HOUSE
- MASTER BEDROOM WITH DRESSING ROOM & EN-SUITE
- SHOWER ROOM
- BEDROOM FOUR/STUDY/SNUG ON THE GROUND FLOOR
- LOUNGE AND SEPARATE DINING ROOM
- FAMILY BATHROOM

- POPULAR NORTH EAST IPSWICH LOCATION
- UTILITY ROOM AND GROUND FLOOR SHOWER ROOM
- MODERN FITTED KITCHEN
- WELCOMING PORCH AND ENTRANCE HALL
- EXTENDED BEAUTIFULLY PRESENTED FAMILY HOME

Front Garden

A partly enclosed front garden via a low bearing brick wall and panel fencing, off road parking for 4 cars comfortably via a block paved drive way leading up to the garage, a shingle path leading to the porch with a well kept lawn and flower bed borders.

Porch

Single glazed door and window to the front, tiled flooring and a door to the Entrance Hall.

Entrance Hall

Single glazed windows and door to the front, coving, radiator, access to the stairs, under stairs cupboard, Herringbone solid oak parquet flooring and doors to;

Lounge

4.86m x 3.79m (15' 11" x 12' 5") Double glazed window to the front, coving, radiator, feature multi fuel burner inset to the fire place, Herringbone solid oak parquet flooring and double internal sliding doors to the dining room/reception room.

Dining Room/Reception Area

6.70m x 3.01m (22' 0" x 9' 11") Double glazed windows to the rear, double glazed door to the rear, coving, two radiators, wall lights, half carpet and half Herringbone solid oak parquet flooring, and a door to the fourth bedroom/study/snug.

Bedroom Four/Study/Snug

4.77m x 3.37m (15' 8" x 11' 1") Double glazed windows to the front and to the side, coving and a radiator.

Ground Floor Shower Room

Single glazed obscure window to the side, extractor fan, shower cubicle, low flush W.C., vanity wash hand basin, heated towel rail, half tiled walls and tiled flooring

Kitchen/Breakfast Room

5.35m x 4.10m (17' 7" x 13' 5") Two double glazed windows facing the rear, double glazed French style doors to the side to the garden patio area, wall and base fitted units with cupboards and drawers finished off with Quartz worktop surfaces, double butler sink inset to the worktop, plumbing for a dish washer, space for a fridge freezer, wine cooler fridge, double oven space with an extractor hood, fitted solid oak shelving, fitted solid oak breakfast table seating 4 comfortably, radiator, spotlights, LVT flooring and a door to the utility room

Utility Room

3.07m x 1.85m (10' 1" x 6' 1") Double glazed obscure window to the side, wall and base fitted units with roll top worksurface, single sink and drainer unit, space for a fridge/freezer, plumbing for a washing machine, space for a tumble dryer, radiator, LVT flooring and a door to the garage.

Landing

Single glazed internal door, coving and doors to;

Bedroom One

4.37m x 3.34m (14' 4" x 10' 11") Double glazed three bay window facing the rear, coving, radiator and the entrance to the dressing room.

Dressing Room

3.46m x 2.49m (11' 4" x 8' 2") Double glazed window to the front, radiator and a door to the en-suite shower room.

En-Suite Shower Room

Double glazed obscure window to the rear, double walk in full width shower cubicle, vanity wash hand basin, low flush W.C., heated towel rail, shaver point, spot lights, vinyl flooring, and tiled splash back.

Bedroom Two

3.97m x 3.35m (13' 0" x 11' 0") Double glazed window to the front, coving and a radiator.

Bedroom Three

3.35m x 2.61m (11' 0" x 8' 7") Double glazed window to the front, radiator, natural wood flooring, storage cupboard with a double glazed window to the side.

Family Bathroom

Two double glazed obscure windows to the rear, Access to the loft (access via a ladder as that is where the boiler and tank is located), large panel bath with shower attachment, separate shower cubicle, low flush W.C., vanity wash hand basin, shaver point, spot lights, heated towel rail, vinyl flooring, tiled splash back and an airing cupboard with a radiator and water softener.

Garage

5.12m x 2.40m (16' 10" x 7' 10") Manual double doors to the front, power, lighting and a door to the utility room.

Rear Garden

This beautifully presented sunny south facing rear garden mostly laid to lawn with a patio area, flower beds and shrub borders, fully enclosed by panel fencing, side access via both sides, power points, shed with power connected and a purpose built decking and gazebo with roll down sun/wind deflecting mesh screens for entertaining.

Disclaimer

In accordance with the Property Misdescriptions Act (1991) 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 instruction the council tax band for this property was band E.