



## Limetree Drive, Ipswich

Marks & Mann estate Agents Ltd are delighted to offer for sale this WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME located within the popular Warren Heath development in East Ipswich.

The property benefits from an entrance hallway, ground floor WC, lounge, kitchen/dining room, utility, four bedrooms with en-suite bathroom off bedroom one along with a family bathroom to the first floor. Further benefits include a driveway providing off road parking for three vehicles, enclosed rear garden, double glazed windows, gas central heating and garage.

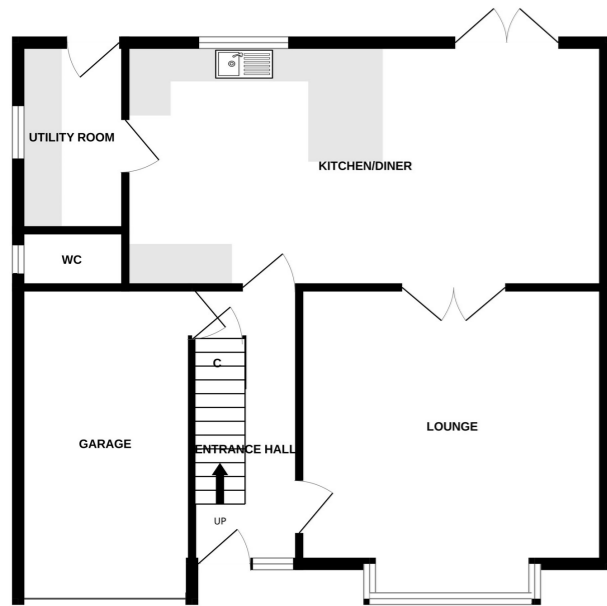
0.5 miles from Sainsburys and B&M home store with garden centre, 1.5 miles from Ransomes Europark offering a range of shops, bank and restaurants and 0.8 miles from John Lewis at Home, Waitrose and a Range home furnishing store.

Early viewing is highly recommended to avoid disappointment.

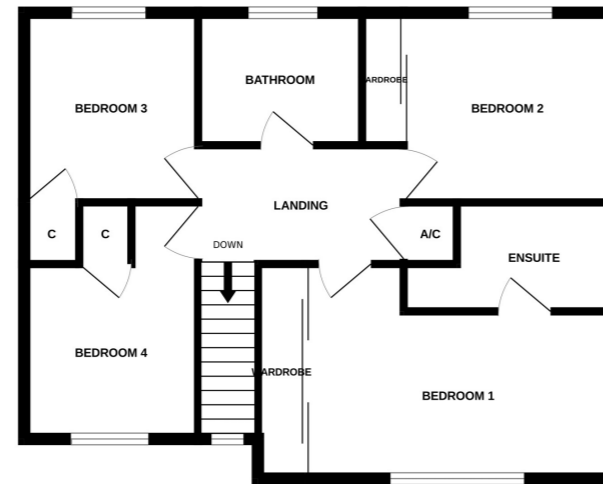
**£415,000**



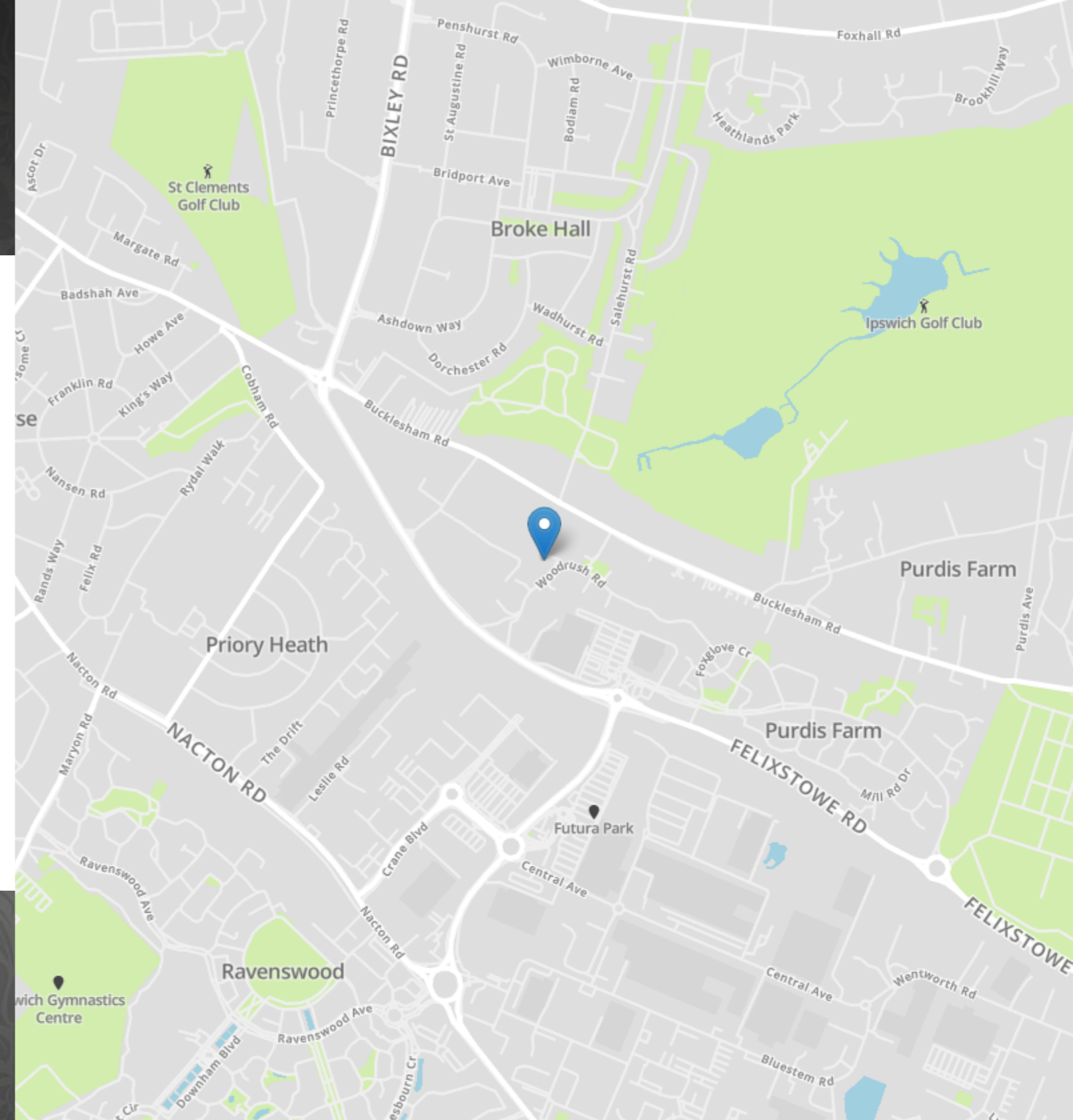
GROUND FLOOR



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**

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Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

- FOUR BEDROOMS
- POPULAR WARREN HEATH DEVELOPMENT
- LOUNGE & KITCHEN/DINING ROOM
- ENSUITE & FAMILY BATHROOM
- DRIVEWAY & GARAGE
- DETACHED FAMILY HOME
- EAST IPSWICH
- UTILITY & WC
- ENCLOSED REAR GARDEN
- WELL PRESENTED

### Front

Hard standing driveway providing off road parking. Laid to lawn. Path leading to side gate. Corner plot.

### Entrance Hallway

Double glazed entrance door to front. Double glazed window to front. Stairs leading to first floor. Under stairs cupboard. Radiator. Door to garage. Doors to:

### Lounge

5.34m x 3.63m (17' 6" x 11' 11")  
Double glazed bay window to front. Two radiators. Double doors leading to kitchen/dining room.

### Kitchen/Dining Room

6.29m x 3.84m (20' 8" x 12' 7")  
Double glazed French doors to rear. Double glazed window to rear. Range of eye level units. Range of base level units with cupboards and drawers. Roll top work surfaces. Sink and drainer unit with mixer tap over. Integrated double oven with a heating drawer, 5 ring gas hobs with extractor hood over with lighting. Integrated dishwasher. Space for American style fridge freezer. Karndean flooring. Spot lighting. Radiator. Door to:

### Utility Room

2.45m x 1.71m (8' 0" x 5' 7")  
Double glazed window to side. Double glazed door to rear. Range of eye and base level units with cupboards and drawers. Sink and drainer unit. Integrated washing machine and tumble dryer. Karndean flooring. Spot lighting.

### Cloakroom

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

### Landing

Airing cupboard. Loft access. Doors to:

### Bedroom One

4.03m x 3.85m (13' 3" x 12' 8")  
Double glazed window to front. Built in wardrobes. Radiator. Door to:

### Ensuite

Double glazed window to side. Double shower cubicle. Low level WC. Vanity wash basin. Tiled splashback. Partly tiled walls. Vinyl style flooring. Heated towel rail. Extractor fan. Spot lighting.

### Bedroom Two

2.99m x 2.75m (9' 10" x 9' 0")  
Double glazed window to rear. Built in wardrobe. Radiator.

### Bedroom Three

3.19m x 2.51m (10' 6" x 8' 3")  
Double glazed window to rear. Storage cupboard. Radiator.

### Bedroom Four

3.27m x 2.49m (10' 9" x 8' 2")  
Double glazed window to front. Storage cupboard. Radiator.

### Family Bathroom

Double glazed window to rear. Bath with shower over. Low level WC. Vanity wash basin. Tiled splashback. Tiled walls. Karndean flooring. Heated towel rail. Extractor fan. Spot lighting.

### Rear Garden

South facing. Patio area. Laid to lawn. Mature plants and shrubs. Flower beds. Outside tap. Shed. Gated access to side.

### Garage

Up & Over Door. Power & lighting.

### Property Benefits

Since 2016 the property has undergone extensive renovation with a brand new kitchen, all ceilings were skimmed, new double glazing which is all still under guarantee, soffits and fascias were all replaced. The current owners are the only owners of the property from new.

### 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.