



Limetree Drive

£415,000

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.

- Four Bedrooms
- Detached Family Home
- Popular Warren Heath Development
- East Ipswich
- Lounge & Kitchen/Dining Room
- Utility & WC
- Ensuite & Family Bathroom
- Enclosed Rear Garden
- Driveway & Garage
- 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")

