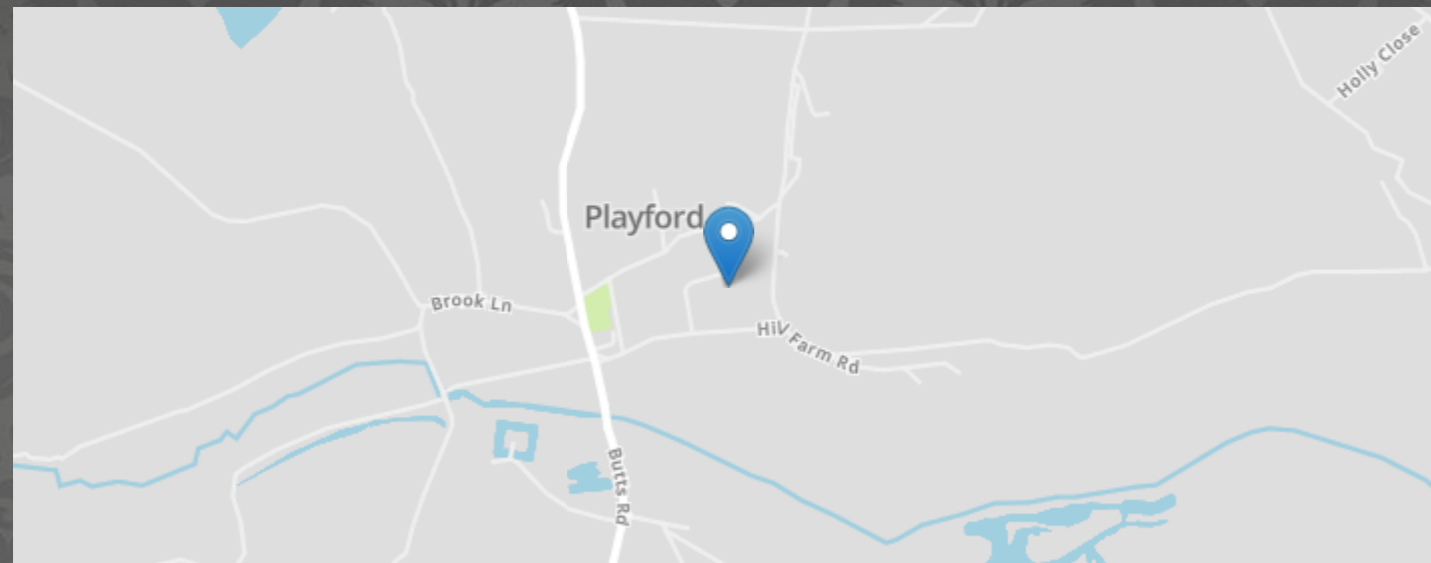


## Spring Meadow, Playford, Ipswich



- PLAYFORD VILLAGE
- SITTING ROOM AND SEPARATE DINING ROOM
- FAMILY BATHROOM AND CLOAKROOM
- DOUBLE GARAGE AND OFF ROAD PARKING
- DETACHED THREE BEDROOM BUNGALOW
- SEPARATE STUDY/FAMILY ROOM
- GENEROUS GARDEN
- EASY REACH OF WOODBRIDGE AND IPSWICH

# MARKS & MANN

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# MARKS & MANN



## Spring Meadow, Playford, Ipswich

Located in pretty Playford Village, with fantastic walks in the Suffolk countryside, is this detached three bedroom bungalow with a good size garden and double garage. Accommodation comprises sitting room, dining room, kitchen, study/family room, cloakroom, three bedrooms and a family bathroom. The property is located close to highly regarded local schools, the market town of Woodbridge and Suffolk's county town of Ipswich, with the A12/A14 also being within easy reach.

**£575,000**

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## Entrance hall

Full height panel windows with front door lead into the entrance with doors to the sitting room, dining room, study/family room and downstairs cloakroom.

## Sitting room

6.14m x 3.93m (20' 2" x 12' 11")  
Dual aspect room with windows to side and patio doors to rear, overlooking and leading into the garden, feature fireplace and door to:

## Kitchen

3.92m x 3.01m (12' 10" x 9' 11")  
Window to front, range of matching base and eye level units with worktops over, sink, oven and hob with extractor over, integrated fridge/freezer, and space and plumbing for a washing machine, dishwasher and tumble dryer. Door to:

## Dining room

3.93m x 3.01m (12' 11" x 9' 11")  
Window to front, door to the entrance hall.

## Downstairs cloakroom

Window to rear, hand wash basin and WC.

## Study/family room

3.22m x 2.58m (10' 7" x 8' 6")  
Bay window to front, door to:

## Inner hall

Window to side, airing cupboard and additional storage cupboard, with doors to all three bedrooms and the family bathroom.

## Bedroom one

5.23m x 3.94m (17' 2" x 12' 11")  
Dual aspect room with window to side and rear, overlooking the rear garden, two double built in wardrobes.

## Bedroom two

4.21m x 3.02m (13' 10" x 9' 11")  
Window to side.

## Bedroom three

3.61m x 2.42m (11' 10" x 7' 11")  
Window to side, built in double wardrobe.

## Family bathroom

2.54m x 2.42m (8' 4" x 7' 11")  
Window to rear, panel enclosed bath, separate shower cubicle, hand wash basin, WC and heated towel radiator.

## Outside

The front of the property has a tarmac driveway providing off road parking for multiple vehicles, with access to the front door and leading to the double garage (approximately 6.05m x 5.26m (19'10" x 17'3") with up and over door, double storage cupboard, with power and light connected. There is a large lawned area to the front with tree and shrub borders and a side gate leads to the rear garden.

There is a patio area to the immediate rear of the property, ideal for alfresco dining, with the remainder mainly laid to lawn with mature tree, shrub and flower borders, enclosed by hedging and wooden fencing, with fantastic, partial field views.

## Important information

Tenure - Freehold.  
Services - we understand that mains electricity, water and drainage are connected to the property, with oil fired central heating.  
Council tax band E.  
EPC rating D.  
Our ref: SM/elr.

## Location

Playford is a small village located to the north-east of Ipswich with it's own village hall and church. Rushmere and Little Bealings are both being within easy reach, as are Ipswich and Kesgrave, where you can find a range of local shops and amenities, with Martlesham Retail Park being just a short drive away with Tesco Extra, Next, M&S Food Hall, DIY stores, and other outlets.

Highly regarded primary and secondary schools are within easy reach, as is the popular market town of Woodbridge which sits along the River Deben, with an array of local and national shops, boutiques, restaurants and bars. For the commuter, the A12/A14 are both within easy reach, as is the mainline train station at Ipswich, with a direct link to London Liverpool Street.

## Directions

Using a SatNav, please use IP6 9ED as the point of destination.

## 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.

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.



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

