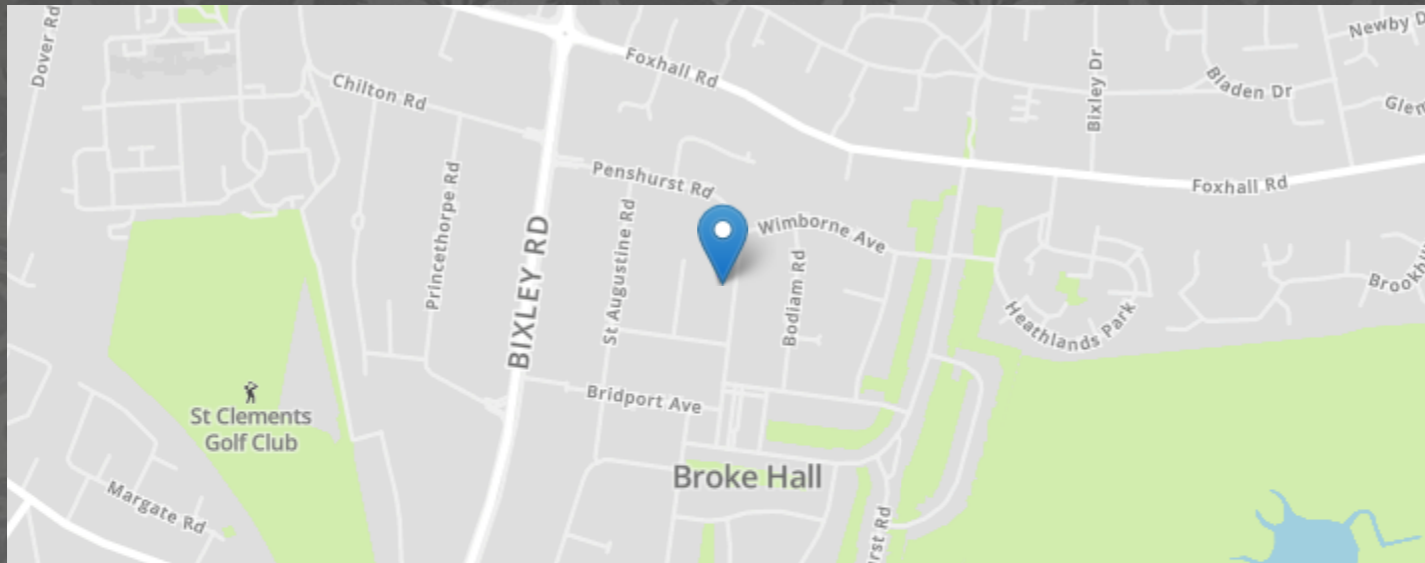


## Penshurst Road, Ipswich



- POPULAR BROKE HALL ESTATE
- UTILITY AREA
- PLAY ROOM/BEDROOM FOUR
- DOUBLE GLAZED WINDOWS & GAS HEATING VIA RADIATORS
- FRONT & REAR GARDENS
- FITTED KITCHEN
- TWO RECEPTION ROOMS
- GROUND FLOOR CLOAKROOM & FIRST FLOOR FAMILY BATHROOM
- BLOCK PAVED DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING

# MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

01473 396 007

contactipswich@marksandmann.co.uk

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

# MARKS & MANN



## Penshurst Road, Ipswich

We are pleased to be marketing this well kept and well presented three double bedroom semi detached family home. Nestled on the popular Broke hall estate on the East side of Ipswich, the property is falls within Broke Hall primary and Copleston high school catchment area.

Internally the property benefits from, on the ground floor: Entrance hall, living room, dining room, dining area/study, kitchen, utility and cloakroom. On the first floor: Bedroom one, bedroom two, bedroom three and the bathroom. Externally the property benefits from off road parking to the front and a West facing rear garden which features patio area, artificial lawn and a games room/bar in the out building to the bottom of the garden.

The property has made a magnificent family home over the course of ownership and is now on the market and ready to be sold for new owners to make it their own.

Call now to register your interest and arrange a first hand viewing.

**£375,000**



## Penshurst Road, Ipswich

### Entrance hall

Stairs leading to first floor, light fitting, radiator.

### Lounge

3.637m x 4.195m (11' 11" x 13' 9")

Double glazed window to front, radiator, fire place, light fitting.

### Dining Room

2.670m x 3.050m (8' 9" x 10' 0")

Double glazed patio doors to rear, Radiator, light fitting.

### Play Room/Bedroom Four

2.405m x 3.903m (7' 11" x 12' 10")

Double glazed window to front, light fitting, radiator.

### Cloakroom

Double glazed window to side, toilet, basin, radiator.

### Kitchen

2.821m x 3.231m (9' 3" x 10' 7")

Double glazed window to rear, range of eye level units and range of base units with cupboards and drawers, single drainer sink unit with mixer tap, tiled splashbacks. Space for cooker, dishwasher and fridge,

### Utility Area

Double glazed door to rear, double glazed window to rear, radiator, light fitting.

### Landing

Double glazed window to side, light fitting.

### Bedroom One

3.205m x 3.966m (10' 6" x 13' 0")

Double glazed window to front, light fitting, radiator.

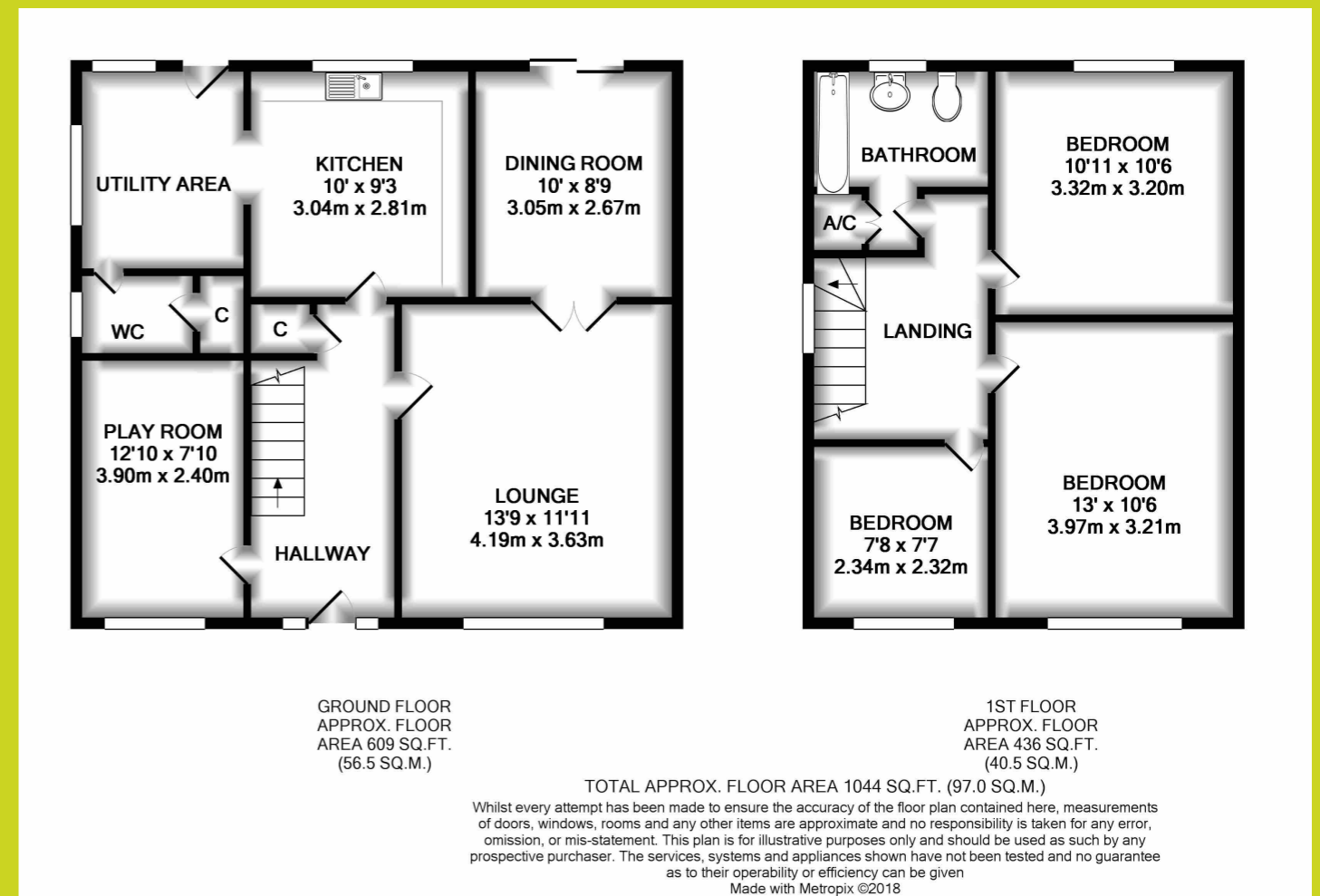
### Bedroom Two

3.195m x 3.313m (10' 6" x 10' 10")

Double glazed window to rear, radiator, light fitting.



## Penshurst Road, Ipswich



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