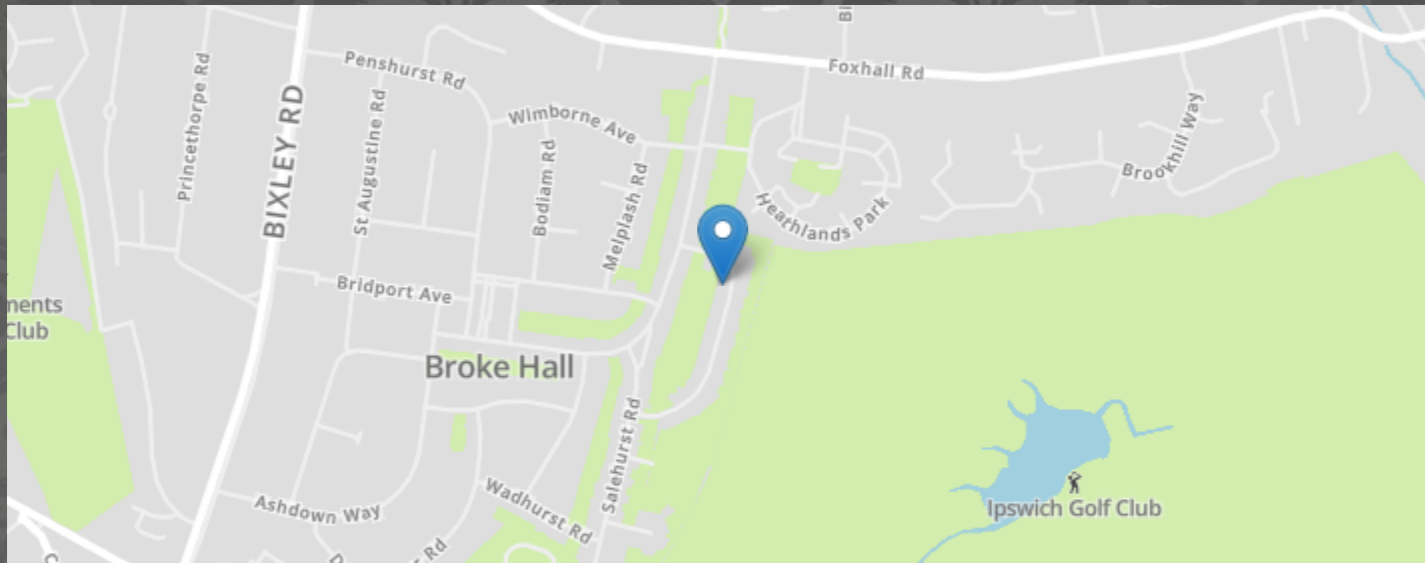


Cuckfield Avenue, Ipswich



MARKS & MANN



- NO ONWARD CHAIN!!!
- DETACHED FAMILY HOME
- LOUNGE & DINING ROOMS
- CLOAKROOM & FIRST FLOOR BATHROOM
- OFF ROAD CAR PARKING & GARAGE
- VIEWING HIGHLY ADVISED

- FOUR BEDROOMS
- POPULAR BROKE HALL DEVELOPMENT, EAST IPSWICH
- KITCHEN & UTILITY
- STUDY/PLAY ROOM/OFFICE
- BACKING ON TO THE GOLF COURSE

Cuckfield Avenue, Ipswich

Being offered with NO ONWARD CHAIN...

Marks & Mann Estate Agents Ltd are delighted to offer for sale this FOUR BEDROOM DETACHED FAMILY HOME situated on the Broke Hall development on the very popular Cuckfield Avenue, backing onto the golf course.

This spacious accommodation comprises of hallway, lounge, dining room, kitchen, utility, ground floor cloakroom, study, four bedrooms and a family bathroom. Benefits include gas central heating, off road parking, integral garage and an enclosed private rear garden. Further benefits include being close to a parade of shops on Penshurst Road and local bus routes.

The property would make a lovely family home and an internal viewing is strongly advised.

£500,000

MARKS & MANN

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Cuckfield Avenue, Ipswich

Front

Driveway providing off road parking for two cars. Laid to lawn. Hedge to front. Plants and shrubs.

Entrance Porch

Double glazed entrance door to front. Double glazed window to front. Storage cupboard. Door to:

Hallway

Stairs leading to first floor. Coved. Radiator. Doors to:

Cloakroom

Low level WC. Hand wash basin. Tiled splashback. Vinyl style flooring.

Lounge

4.73m x 3.67m (15' 6" x 12' 0")
Double glazed window to front. Gas feature fireplace. Coved. Radiator. Double doors to dining room.

Dining Room

3.05m x 2.80m (10' 0" x 9' 2")
Double glazed patio doors to rear. Coved. Radiator. Door to:

Kitchen

4.93m x 2.83m (16' 2" x 9' 3")
Double glazed window to rear. Range of eye level units. Range of base level units with cupboards and drawers. Sink and drainer unit with mixer tap over. Tiled splashback. Integrated electric double oven and gas hobs with extractor hood over. Integrated fridge, dishwasher and microwave. Tiled flooring. Spot lighting. Radiator. Doors to Utility and Dining room.

Utility Room

2.49m x 2.29m (8' 2" x 7' 6")
Double glazed window to rear. Double glazed door to rear. Wall mounted units. Space for freezer, washing machine and tumble dryer.

Study/Play Room/Office

4.49m x 2.63m (14' 9" x 8' 8")
Double glazed window to front. Built in cupboards with hand wash basin. Radiator.

Landing

Double glazed window to front. Airing cupboard. Coved. Doors to:

Bedroom One

4.27m x 3.66m (14' 0" x 12' 0")
Double glazed window to front. Radiator.

Bedroom Two

3.64m x 3.31m (11' 11" x 10' 10")
Double glazed window to rear. Built in wardrobes. Radiator. Coved.

Bedroom Three

3.79m x 2.31m (12' 5" x 7' 7")
Double glazed window to rear. Built in wardrobes. Hand wash basin. Radiator. Coved.

Bedroom Four

2.57m x 2.36m (8' 5" x 7' 9")
Double glazed window to front. Radiator. Coved.

Family Bathroom

2.39m x 2.13m (7' 10" x 7' 0")
Double glazed window to side. Panel bath with shower over. Low level WC. Hand wash basin. Tiled splashback. Radiator. Loft access.

Rear Garden

Backing onto golf course. South East facing. Laid to lawn. Summer house. Shed. Patio area. Fencing to sides and rear. Side access. Mature plants, trees and shrubs.

Garage

5.13m x 2.51m (16' 10" x 8' 3")
Up and over door to front. Power and lighting.

Disclaimer

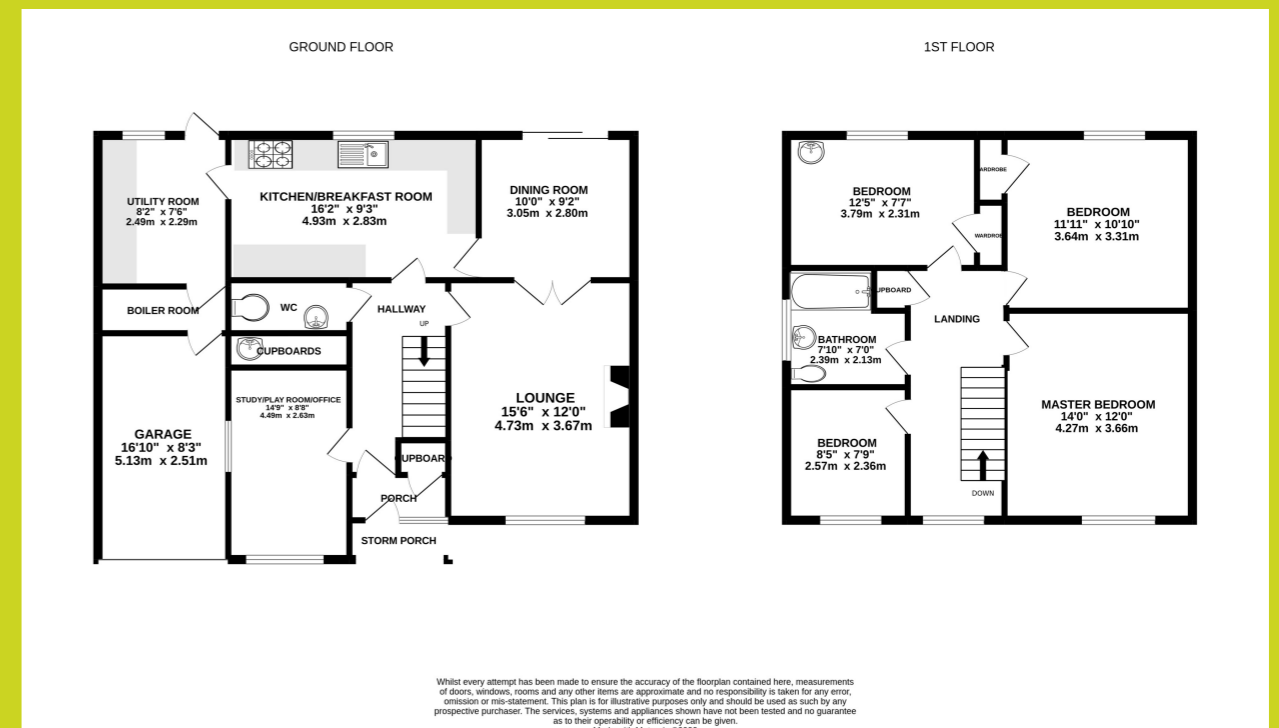
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Money Laundering Regulations

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.



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

