



Salehurst Road

£400,000

Marks and Mann are excited to offer for sale this THREE BEDROOM DETACHED HOUSE situated in the popular Broke Hall development. This detached family home boasts Three bedrooms, cloakroom W.C., lounge, separate dining room, conservatory, kitchen, utility room, garage, first floor bathroom and a fully enclosed rear garden.

Further benefits include having regular bus route into Ipswich town centre, a short walk to local amenities such as the Co-operative food store, hairdressers and fish and chip shop on Penshurst Road. 1 mile away from the Ipswich hospital and falling within Broke Hall primary school and Copleston high school catchments (subject to availability).

Early viewing is highly recommended to avoid disappointment.

- Detached House In East Ipswich
- Popular Location in Ipswich
- Three Bedrooms & Study
- Lounge & Separate Dining Room
- Conservatory & Downstairs Cloakroom
- Garage & Allocated parking
- Off Road Parking & Garage
- Utility Room
- First Floor Bathroom
- Fully Enclosed Rear Garden

Front Garden

Off road parking for three cars comfortably via a block paved driveway, with a shingle feature to the front with a mixture of shrubs and side access via a gate to the side.

Porch

Single glazed door to the front for entry, single glazed window to the front, door to the cloakroom W.C. and a door to the entrance hall.

Cloakroom W.C

Extractor fan, low flush W.C., wall mounted wash hand basin, shaver point and tiled walls.

Entrance Hall

Under stairs cupboard, radiator, access to the stairs and doors to the lounge and kitchen.

Kitchen

4m x 3.59m (13' 1" x 11' 9") Double glazed window to the rear, wall and base units with cupboards and drawers, single sink and drainer unit, floor sat boiler, space for an oven, space for a dish washer, space for a fridge freezer, extractor fan, tiled splash and doors to the lounge and utility room.

Lounge

6.80m x 3.76m (22' 4" x 12' 4") Double glazed window to the front and to the rear, two radiators, coving, gas fire and double doors to the dining room.

Dining Room

3.96m x 3.59m (13' 0" x 11' 9") Double glazed window to the side, radiator, coving, wall lights and double glazed sliding patio doors to the rear to the conservatory.

Conservatory

3.86m x 2.88m (12' 8" x 9' 5") Double glazed windows to the rear and side, pitched roof, double glazed French style doors to the side and tiled flooring.

Utility Room

2.31m x 1.87m (7' 7" x 6' 2") Double glazed window to the rear, wall and base units, single glazed door to the rear, plumbing for a washing machine and access to the garage.

Landing

Double glazed window to the front, airing cupboard, and doors to;

Bedroom One

3.74m x 3.50m (12' 3" x 11' 6") Double glazed window to the front, fitted wardrobes and drawers and a radiator.

