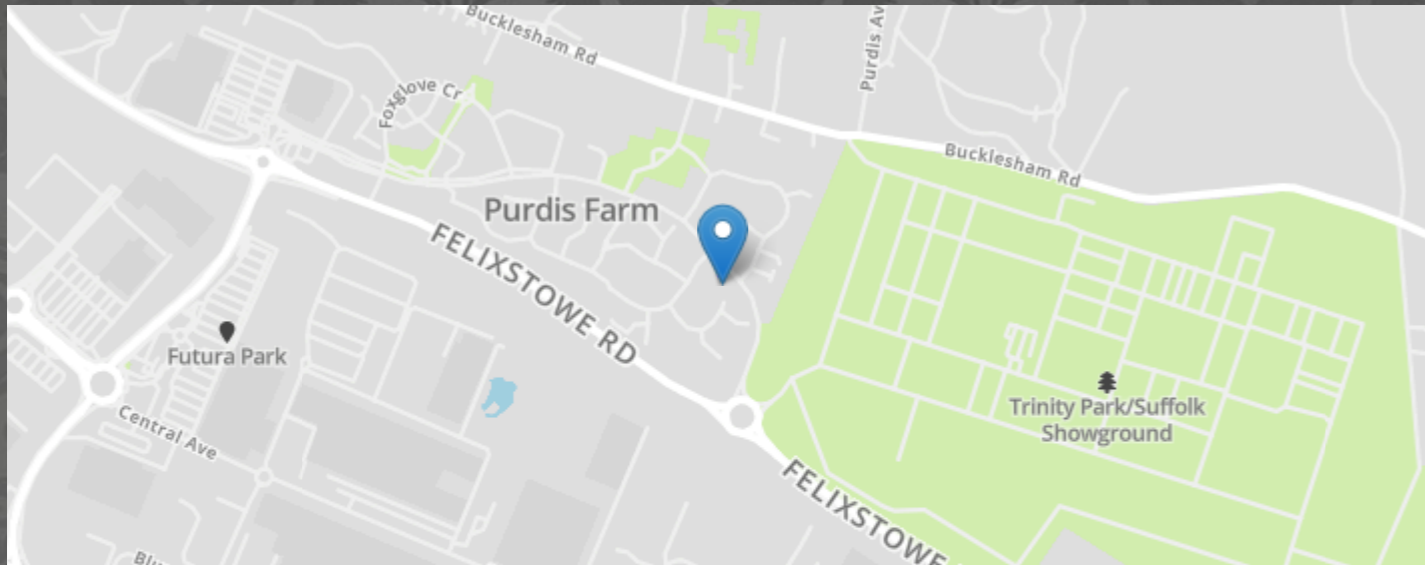


Routh Avenue, Purdis Farm, Ipswich



MARKS & MANN



- FOUR BEDROOMS
- POPULAR WARREN HEATH DEVELOPMENT
- CLOAKROOM & FIRST FLOOR BATHROOM
- FRONT & REAR GARDENS
- DRIVEWAY PROVIDING OFF ROAD PARKING

- DETACHED FAMILY HOME
- THREE RECEPTION ROOMS & CONSERVATORY
- ENSUITE OFF BEDROOM ONE
- STUDY

Routh Avenue, Purdis Farm, Ipswich

Marks & Mann Estate Agents Ltd are delighted to offer for sale this FOUR BEDROOM DETACHED FAMILY HOME on the popular Warren Heath development within a cul-de-sac. The property benefits from entrance hallway, three reception rooms, fitted kitchen, ground floor cloakroom, utility room, conservatory, first floor family bathroom, ensuite off master bedroom, gas heating via radiators, double glazing, block paved driveway providing off road parking and enclosed rear garden. 0.5 miles from Sainsburys and Homebase, 1.4 miles from Ransomes Europark offering a range of shops, bank and restaurants and 0.6 miles from John Lewis at Home, Waitrose and a range home furnishing stores. Early viewing is highly recommended to avoid disappointment.

MARKS & MANN

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£390,000

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Front

Driveway providing off road parking. Block paved path leading to entrance door. Side gate access to rear garden.

Entrance Hallway

Double glazed entrance door to front. Stairs leading to first floor. Doors to:

Study/Bedroom Five

2.19m x 5.09m (7' 2" x 16' 8")
Double glazed window to front. Radiator. (Vendor is using as a TV room).

Lounge

3.99m x 4.20m (13' 1" x 13' 9")
Double glazed bay window to front. Gas coal effect fire. Radiator. Door to:

Dining Room

2.71m x 2.98m (8' 11" x 9' 9")
Double doors to rear leading to conservatory. Radiator. Door to:

Kitchen

2.90m x 2.94m (9' 6" x 9' 8")
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 flooring. Electric cooker, Hob and extractor fan. Space for fridge. Part tiled. Built in understairs walk in cupboard. Door to:

Utility Room

1.68m x 1.93m (5' 6" x 6' 4")
Double glazed window to side. Worktop surface. Tiled flooring. Plumbing for washing machine. Space for freezer. Wall mounted boiler for hot water and central heating. Single drainer sink with mixer tap over and cupboard underneath. Door to rear. Radiator. Door to:

Cloakroom

Double glazed window to side. Tiled flooring. Low level WC. Hand wash basin. Tiled splashback. Radiator.

Conservatory

2.88m x 4.75m (9' 5" x 15' 7")
Double glazed windows to sides and rear. Double glazed patio doors to rear. Laminate style flooring. Radiator.

Landing

Airing cupboard. Loft with lighting and retractable ladder, part boarded flooring. Doors to:

Bedroom One

2.98m x 4.03m (9' 9" x 13' 3")
Two double glazed window to front. Built in mirrored wardrobes. Built in storage cupboard. Radiator. Door to:

Ensuite

Double glazed window to side. Fully tiled walls and floor. Shower cubicle. Low level WC. Hand wash basin. Radiator.

Bedroom Two

2.78m x 2.88m (9' 1" x 9' 5")
Double glazed window to rear. Built in mirrored wardrobes. Radiator.

Bedroom Three

2.45m x 2.81m MAX (8' 0" x 9' 3" MAX)
Double glazed window to rear. Radiator.

Bedroom Four

2.18m x 2.22m (7' 2" x 7' 3")
Double glazed windows to front. Built in mirrored wardrobes. Radiator.

Family Bathroom

Double glazed window to rear. Fully tiled bathroom, Shower cubicle, Low level WC. Hand wash basin. Radiator.

Rear Garden

Enclosed panel fencing to sides and rear. mostly laid to artificial grass. Side gate. Out side tap. Decking area. Patio area. Flowers and shrubs. Two sheds

Disclaimer

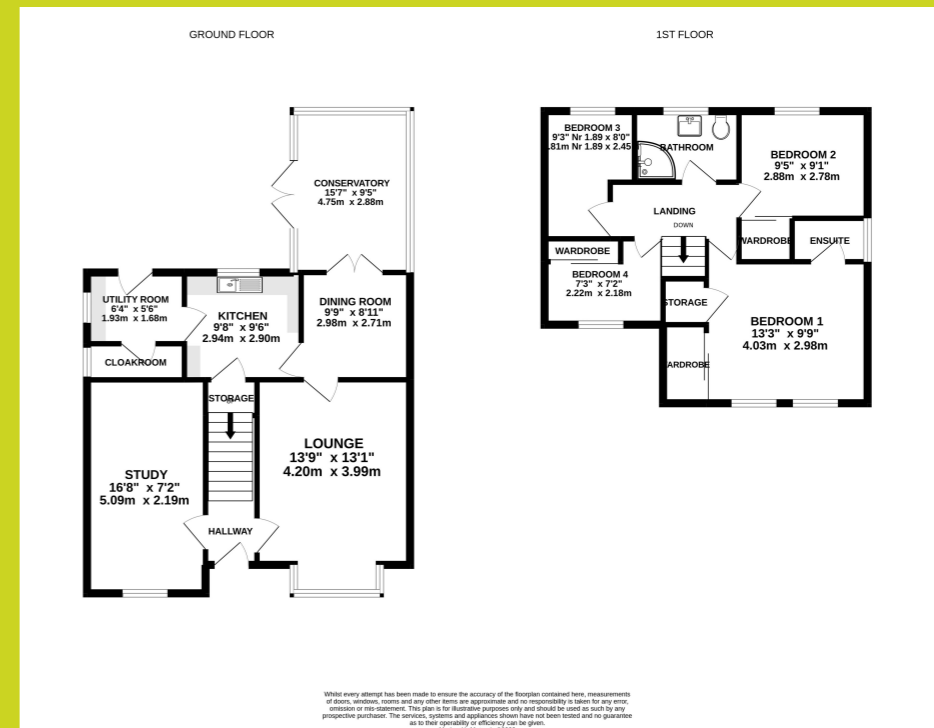
In accordance with the Property Misdescriptions Act (1991) Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should 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.

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 writing the council tax band for this property is band D.



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

