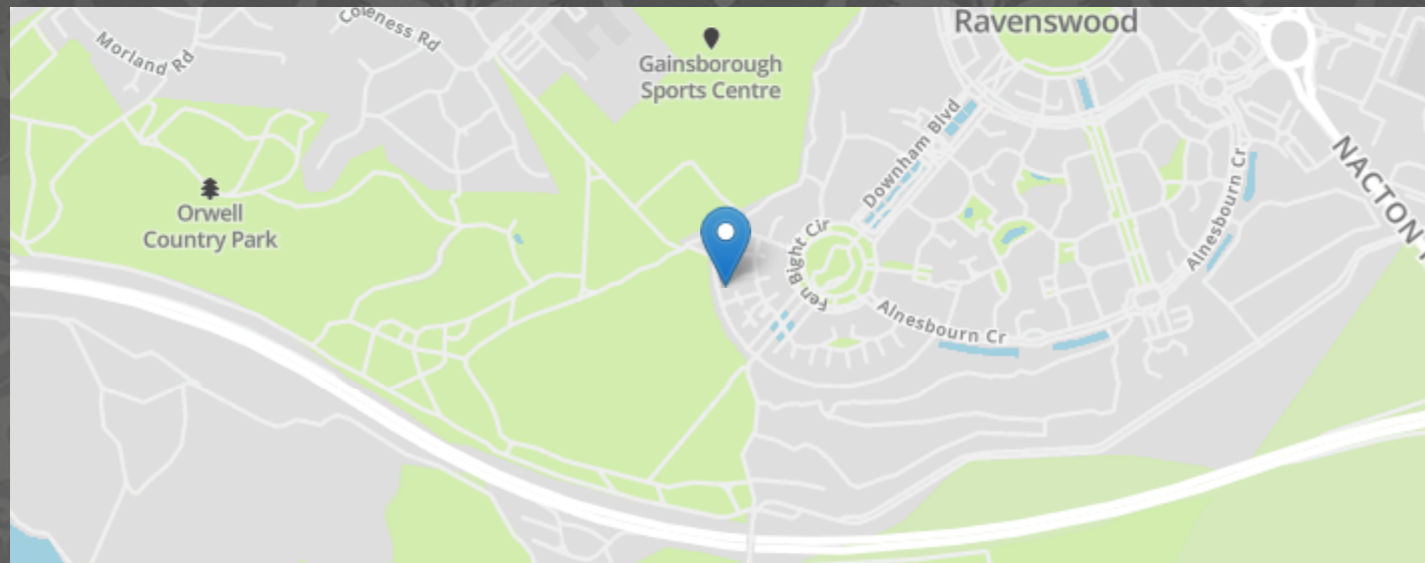


Dunwich, Ipswich



- EPC RATING A
- DETACHED
- GARDEN
- DOUBLE GARAGE
- CLOSE TO AMENITIES
- SOLAR ENERGY
- TWO EN SUITES
- IDEAL LOCATION
- AIR SOURCE HEAT PUMP
- SECURITY SYSTEM

MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Dunwich, Ipswich

Introduced to the market for sale is this exceptionally well kept and well presented five bedroom detached superior home. The property is nestled within the east side of Ipswich on a quiet no through road but is conveniently set close to a wealth of amenities, schools, restaurants, retail shopping facilities and gives easy access to the A14/A12.

Internally the property comprises, to the ground floor: Entrance hall, living room, kitchen/diner, utility room and cloakroom. To the first floor: Landing, bedroom one which features an en-suite and fitted wardrobes, bedroom two which also features an en-suite, bedroom three, bedroom four, bedroom five and the family bathroom. Externally the property benefits from off road parking for multiple vehicles plus an integral double garage with power/lighting and electric door. To the rear aspect is a well presented garden offering lawn, patio and decking/seating area.

This exceptional abode comes fully equipped with recently fitted solar panels, Tesla batteries and heat source pump making the accommodation totally eco friendly and 100% self sufficient meaning no energy bills at all for the current owners. In addition there is an EV charging point, WiFi connection points throughout giving stable connection at each position of the house, security system which includes cameras and highly secure locking mechanisms throughout to the locks on the windows and doors.

The property is being sold with no forward chain.

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

£600,000

Dunwich, Ipswich

Entrance hall

Front door, double glazed window X2 to front aspect, radiator, under stairs storage cupboard.

Living room

18' 1" x 13' 7" (5.51m x 4.14m)
Radiator X2, French doors to rear aspect, double glazed window to front aspect.

Kitchen/diner

28' 10" x 12' 1" (8.79m x 3.68m)
Radiator, bifold doors X2 to rear aspect, ceiling spotlights, integrated dishwasher, integrated oven X2, integrated microwave, hob, extractor hood/fan.

Utility room

8' 6" x 5' 6" (2.59m x 1.68m)
Double glazed window to front aspect, water softener, ceiling spotlights.

Cloakroom

Low level WC, hand wash basin, radiator, double glazed window to front aspect.

Landing

WiFi dishes, ceiling spotlights, double glazed window X3 to front, side and rear aspects, radiator X2, airing cupboard/tank housing.

Bedroom one

12' 1" x 11' 4" (3.68m x 3.45m)
Double glazed window to rear aspect, radiator, fitted wardrobe X2, projector.

En-suite

Shower cubicle, heated towel rail, ceiling spotlights, low level WC, hand wash basin, bath.

Bedroom two

13' 6" max x 9' 2" (4.11m max x 2.79m)
Double glazed window to front aspect, radiator.



Bedroom three

15' x 8' 6" (4.57m x 2.59m)
Double glazed window to rear aspect, radiator.

Bedroom four

10' 1" x 8' 8" (3.07m x 2.64m)
Double glazed window to rear aspect, radiator.

Bedroom five

9' 3" x 8' 5" (2.82m x 2.57m)
Double glazed window to rear aspect, radiator.

Family bathroom

Shower cubicle, ceiling spotlights, hand wash basin, low level WC, heated towel rail, bath, double glazed window front aspect.

Garden

Patio, lawn, stone seating area, decking.

Outside

Off road car parking for multiple vehicles, solar panels, EV charging point, garden to rear, double garage.

Location

Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and the town centre which offers a wealth of amenities.

Directions

Using a SatNav, please use IP3 9WF as the point of destination.

Important information

Tenure - Freehold.
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band E
EPC rating: A

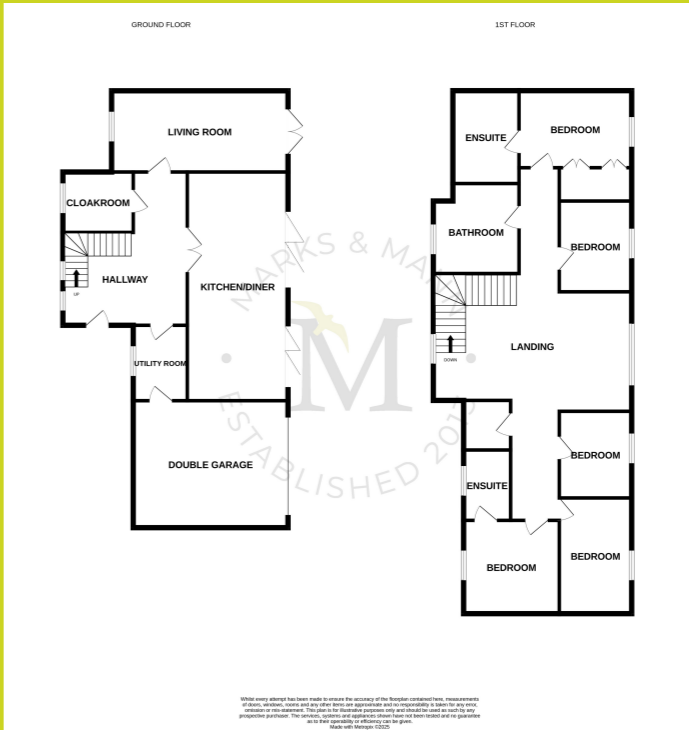
Dunwich, Ipswich

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.

Council Tax Band
At the time of writing 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.

