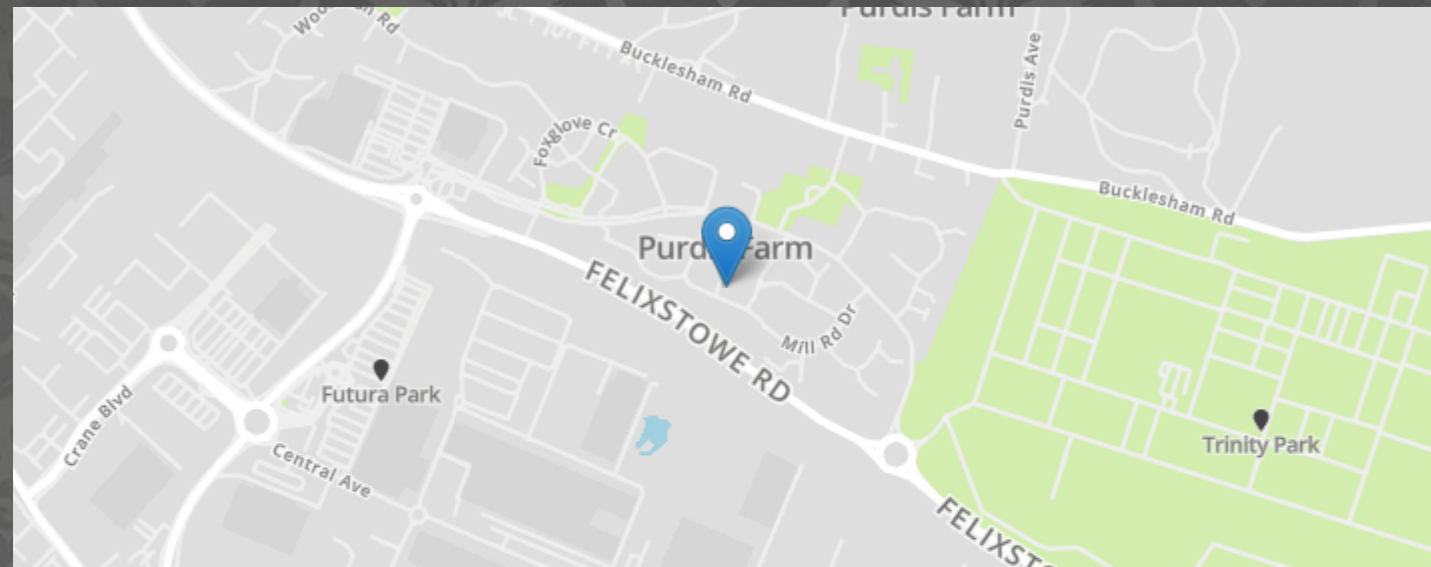


Whitethorn Road, Purdis Farm, Ipswich



- NO CHAIN
- GARAGE & OFF ROAD PARKING
- DOUBLE GLAZED WINDOWS & DOORS
- GAS CENTRAL HEATING

MARKS & MANN



Whitethorn Road, Purdis Farm, Ipswich

Situated in the Purdis Farm Development is this very well presented three bedroom detached family home being offered for sale with no onward chain. This accommodation comprises of entrance porch, lounge, dining area, Kitchen, first floor bathroom. Benefits include double glazed windows, gas central heating, garage, off road parking, enclosed rear garden and falling within Broke Hall Primary School and Copleston High School catchments (Subject To Availability). 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.

£325,000

MARKS & MANN

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

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Website www.marksandmann.co.uk

Whitethorn Road, Purdis Farm, Ipswich

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Front

Mostly laid to lawn, Block paved path to front door, Tarmac driveway, Side gate to rear garden.

Porch

Double glazed window to side.

Lounge

3.20m x 4.40m (10' 6" x 14' 5") Double glazed window front, Coving, Gas fire place with surround and hearth, Dado rail, Radiator.

Dining Room

2.51m x 2.81m (8' 3" x 9' 3") Double glazed French doors to rear, Coving, Dado rail, Radiator.

Kitchen

2.61m x 2.80m (8' 7" x 9' 2") Double glazed window and door to rear, One and half sink with mixer tap and drainer, Laminated worktop, A range of wall and base fitted units with cupboards and drawers, Space for cooker with extractor hood above, Space for fridge, Space for freezer, Plumbing for washing machine, Heated towel rail.

Landing

Double glazed window to side, Air cupboard, Loft access,

Bedroom One

3.08m x 3.54m (10' 1" x 11' 7") Double glazed window to front, Built in wardrobes, Radiator.

Bedroom Two

2.75m x 3.07m (9' 0" x 10' 1") Double glazed window to rear, Built in wardrobes, Radiator.

Bedroom Three

2.40m x 2.60m (7' 10" x 8' 6") Double glazed window to front, Radiator.

Bathroom

Double glazed window to rear, Low level W.C. Pedestal hand wash basin, Pannell bath with shower above and mixer tap, Fully tiled walls, Radiator.

Rear Garden

Mostly laid to lawn, Trees, Shrubs and flowers, Patio area, Side gate.

Garage

Tarmac driveway, Up and over door with power and light connected.

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.

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.

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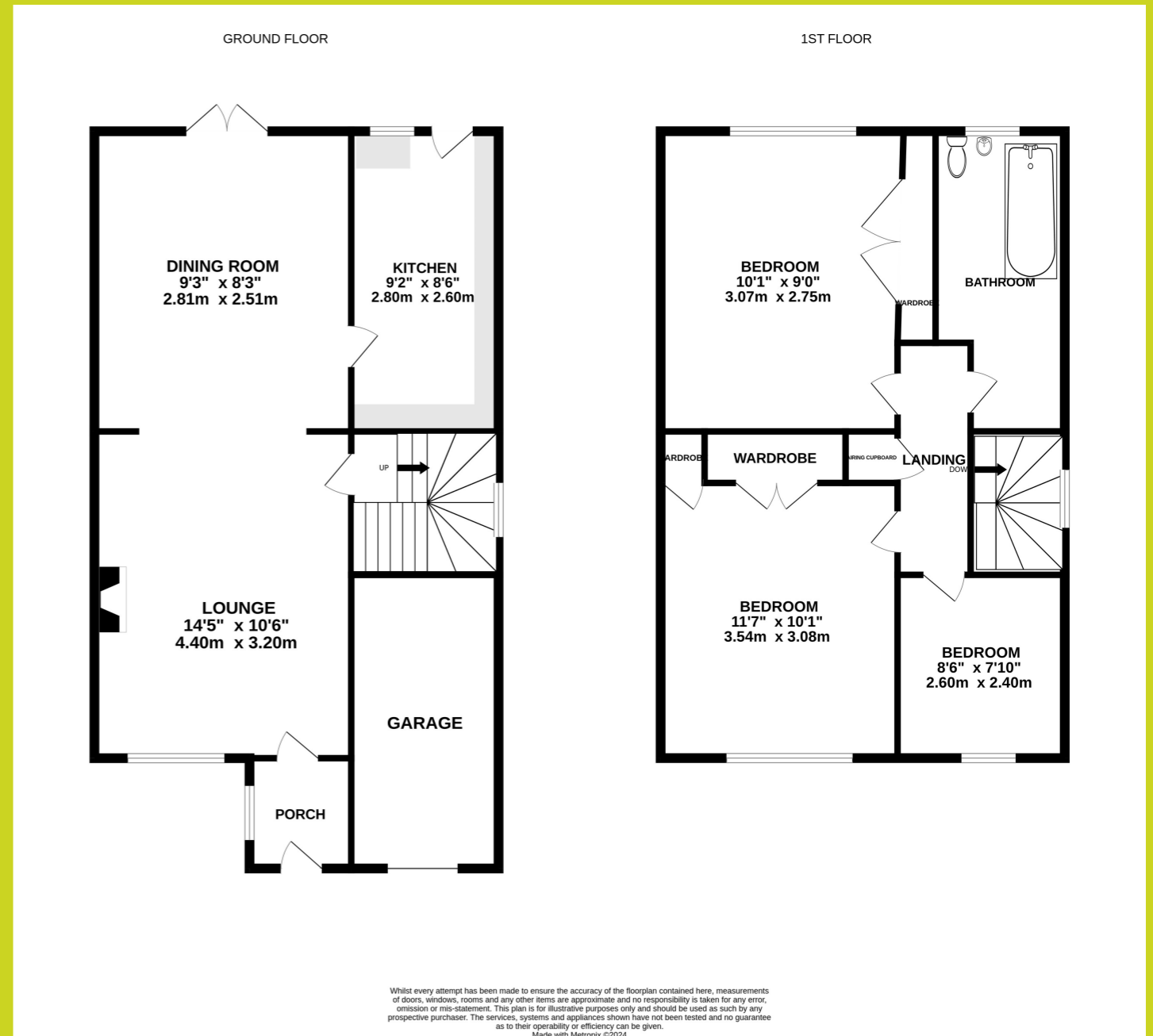
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School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

Council Tax Band

At the time of instruction the council tax band for this property is band C.



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

