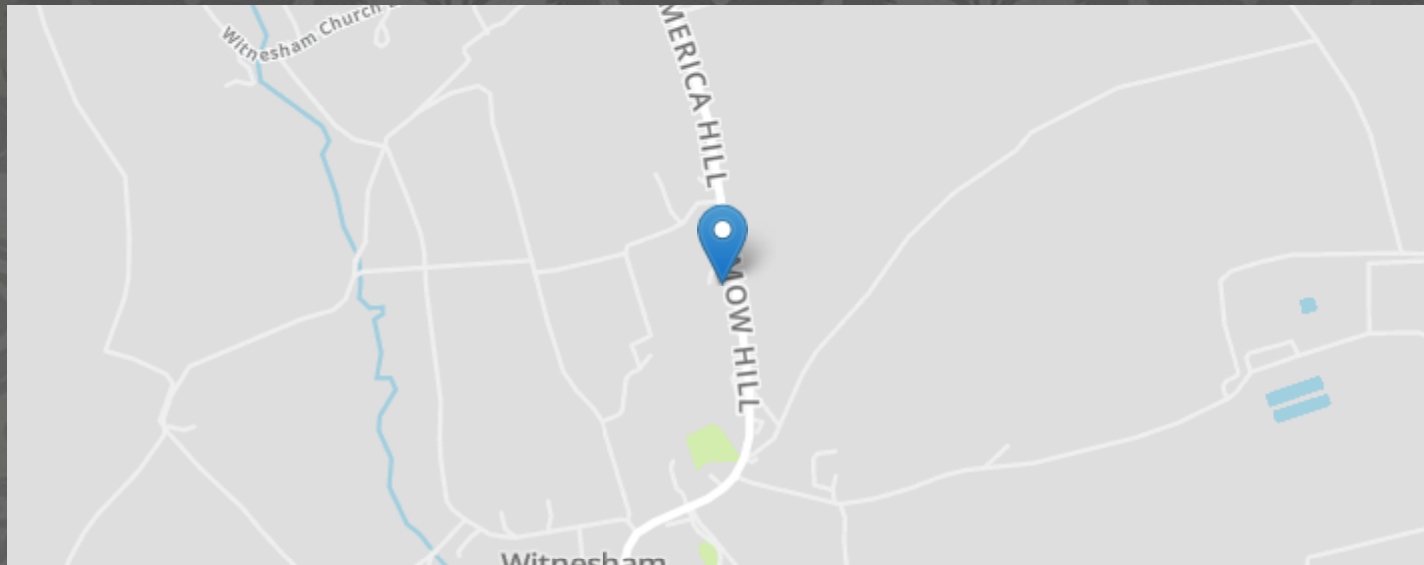


## Witten Meadows, Witnesham, Ipswich



- FIVE BEDROOM DETACHED
- STUDY
- FAMILY AREA
- LOUNGE
- VIEWING ADVISED!!!!
- DOUBLE GLAZED WINDOWS & DOORS
- DOUBLE GARAGE + AMPLE PARKING
- UTILITY ROOM
- EN SUITE TO BEDROOM ONE

# MARKS & MANN

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# MARKS & MANN



## Witten Meadows, Witnesham, Ipswich

THIS FIVE BEDROOM DETACHED FAMILY HOME, Built to a specification of the highest quality and excellence, blends traditional craftsmanship with time less luxury. Offering entrance Lobby, Entrance hall, Lounge with feature fireplace with wood burner, Study, Family area, Fitted kitchen/Dining area, Utility room, en suite to bedroom one and bedroom two, Family bathroom, Double Garage, Air source heat pump supplying underfloor heating to the ground floor only and thermostatically controlled radiators to the upper floor, double glazed windows and doors throughout. Rear garden with views over open countryside.

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

**£700,000**



Witten Meadows, Witnesham, Ipswich

Ground Floor Room Size

Kitchen /Dining Area 6.35m x 3.99m ( 20'10" x 13'1")  
Family Area 4.27m x 2.98m (14'0" x 9'9")  
Lounge 6.80m x 4.01m (22'4" x 13'2")  
Study 3.20m x 3.00m (10'6" x 9'10")  
Utility 3.75m x 1.74m 12'4" x 5'9")

First Floor Room Size

Bedroom One 3.93m x 3.56m (12'11" x11'8")  
Bedroom Two 3.57m x 3.29m (11'8" x 10'9")  
Bedroom Three 3.30m x2.73m (10'10" x 8'11")  
Bedroom Four 3.20m 3.00m (10'6" x 9'10")  
Bedroom Five 2.84m x 2.27m (9'4 x 7'5)

Specification

Kitchen

Bosch oven, hob and hood fitted.  
Integrated fridge/freezer and dishwasher.  
Granite or Quartz Worktop.

Electrical

Outside lighting to front and rear.  
Mains-wired smoke detector.  
Mains- wired carbon monoxide detectors.  
TV points to living room and bedroom one.  
Data points to living room, study and bedroom one.  
Downlights to kitchen area.  
Downlights to family room, utility room and all wet rooms.  
Electric vehicle charging point.

Plumbing

White Roca Gap sanitaryware throughout with chrome-effect mixer taps plus white bath panel.  
Outside tap.  
Air source heat pump supplying underfloor heating to ground floor only and thermostatically controlled radiators to upper floor.

Joinery

Moulded skirting and architraves.  
Four-Panel internal doors with matching chrome-effect handles.  
Double glazed windows throughout.  
Timber staircase painted white.  
Fitted wardrobes.

Tiling

Kitchen - Porcelanosa wall tiles between work top and wall cupboards.  
Kitchen - Porcelanosa floor tiles.  
Bathroom - Porcelanosa wall tiles at half-height all round.  
En-suite - Porcelanosa wall tiles at full height to shower cubicle with splashback above hand basin.  
Cloakroom - Porcelanosa wall tiles to splashback above hand basin.

Other Items

Loft Light.  
Front garden landscaped and turfed.  
Rear garden cleared, rotavated and topsoiled.  
All internal walls painted Dulux Swansdown.  
Natural Riven Paving slabs to paths and patios.  
Ultrafast BT Fibre Broadband.  
Feature fireplace and wood burner.

Agent Notes

This specification is only meant as a guide, some items may vary from plot to plot.  
Pictures have Indicative contents

Witten Meadows, Witnesham, Ipswich

Disclaimer

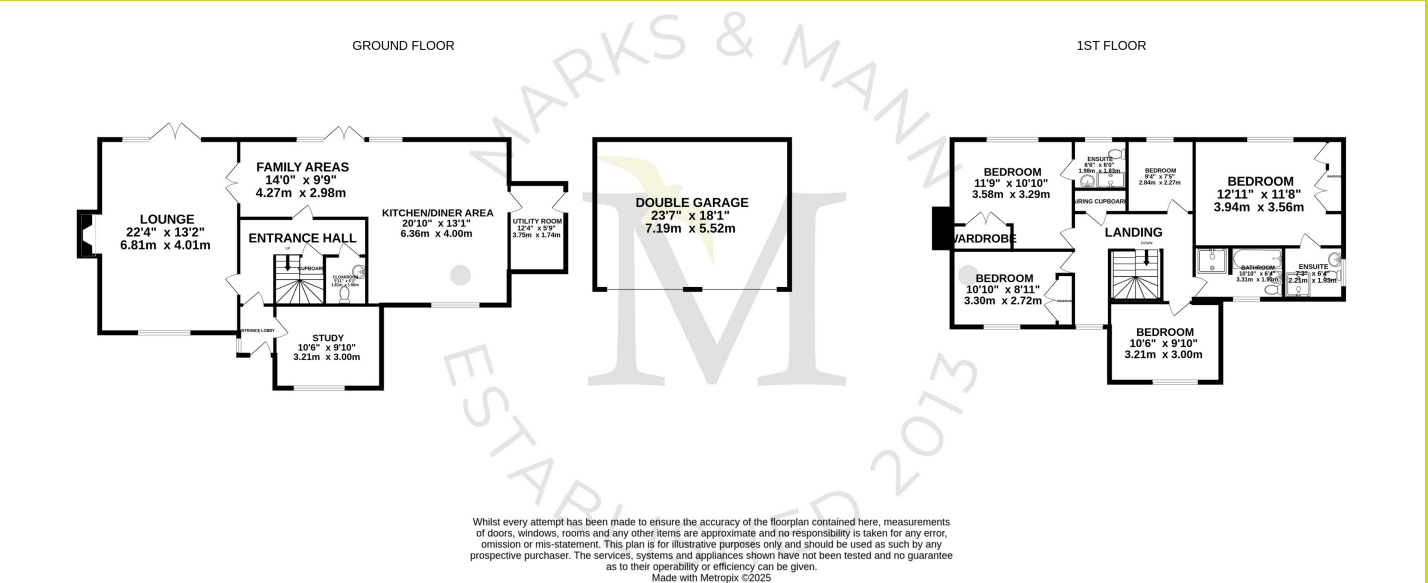
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Money Laundering Regulations

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.

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.



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

