

Murrills Road, Purdis Farm, Ipswich



- OFF ROAD PARKING
- DOUBLE GARAGE
- FIVE DOUBLE BEDROOMS
- EN-SUITE
- WELL KEPT AND WELL PRESENTED
- DETACHED
- THREE FLOORS
- GAS CENTRAL HEATING
- WALK IN WARDROBE OFF BEDROOM ONE
- DOUBLE GLAZING

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Murrills Road, Purdis Farm, Ipswich

Introduced to the market for sale is this spacious, well presented and well designed five double bedroom detached property set over three floors. The abode is nestled within the Purdis Farm parish to the East of Ipswich and is conveniently positioned close to amenities, schools and gives easy access to the A12/A14.

Internally the property comprises, to the ground floor: Entrance hall, living room, open plan kitchen diner, study/play room and cloakroom. To the first floor: Landing, bedroom one which features a walk in wardrobe and En-suite, bedroom three, bedroom four and the family bathroom. To the top floor: Bedroom two which features an En-suite and bedroom five. Externally the property benefits from off road parking for multiple vehicles plus a double garage, a garden to the rear aspect and garden to the front of the property.

The home has been upgraded and kept with care over the course of ownership and offers comfortable living space for a family.

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

£500,000 Offers in Excess of

Murrills Road, Purdis Farm, Ipswich

Entrance hall

Front door, double glazed window to front aspect, radiator.

Living room

4.12m x 4.35m (13' 6" x 14' 3")
Gas fire place, French door to rear aspect, radiator x2.

Kitchen/diner

Dining area 3.28m x 3.00m (10' 9" x 9' 10")
Kitchen area 5.37m x 3.55m (17' 7" x 11' 8")
Double glazed window/S to front and rear aspect, integrated dishwasher, integrated double oven, induction hob, extractor, integrated washing machine, ceiling spot lights, double glazed window to rear aspect., under stair storage.

Study/play room

2.60m x 2.20m (8' 6" x 7' 3")
Radiator, double glazed window to front aspect.

Cloakroom

Double glazed window to front aspect, radiator, hand wash basin, low level WC.

First floor Landing

Storage/tank housing, double glazed window to front aspect.

Bedroom one

4.01m x 4.32m (13' 2" x 14' 2")
Radiator, double glazed window to front aspect, walk in wardrobe, fitted drawer unit.

En-suite

Shower cubicle, double glazed window to rear aspect, heated towel rail, hand wash basin, low level WC.

Bedroom three

5.13m x 4.00m (16' 10" x 13' 1")
Radiator, double glazed window to front aspect, fitted wardrobe and drawer unit.

Bedroom four

3.32m x 3.08m (10' 11" x 10' 1")
Double glazed window to rear aspect, radiator.

Bathroom

Bath with shower over, double glazed window to rear aspect, heated towel rail, hand wash basin.

Bedroom two

5.13m x 4.00m (16' 10" x 13' 1")
Radiator, double glazed window to front aspect, velux window to rear aspect, fitted wardrobe and drawer unit.

En-suite

Shower cubicle, heated towel rail, velux window to rear aspect, hand wash basin, low level WC.

Bedroom five

3.32m x 4.64m (10' 11" x 15' 3")
Velux window to rear aspect, double glazed window to front aspect, radiator.

Garden

Decking area, patio, lawn.

Outside

Stoned garden space to front aspect, garden to the rear with lawn, patio and decking area, double garage to rear aspect with off road parking.

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 8US as the point of destination.

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Important information

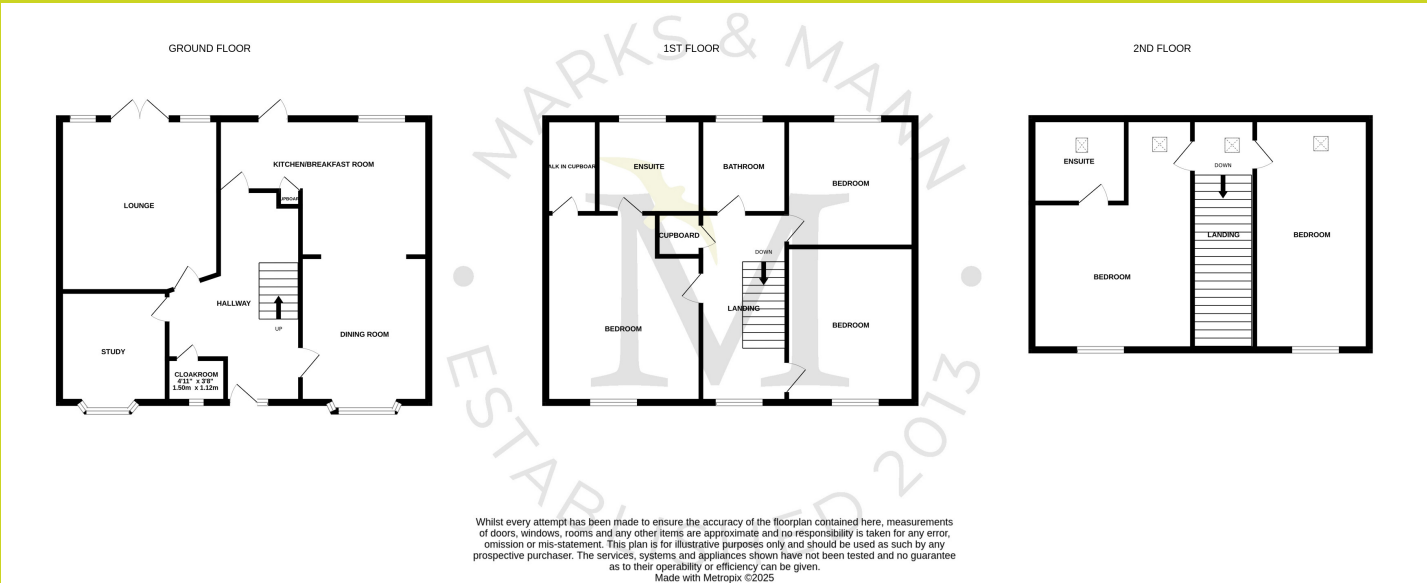
Tenure - Freehold.
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band F
EPC rating: C

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 F.



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

