



Cuckfield Avenue

£500,000

Being offered with NO ONWARD CHAIN...

Marks & Mann Estate Agents Ltd are delighted to offer for sale this FOUR BEDROOM DETACHED FAMILY HOME situated on the Broke Hall development on the very popular Cuckfield Avenue, backing onto the golf course.

This spacious accommodation comprises of hallway, lounge, dining room, kitchen, utility, ground floor cloakroom, study, four bedrooms and a family bathroom. Benefits include gas central heating, off road parking, integral garage and an enclosed private rear garden. Further benefits include being close to a parade of shops on Penshurst Road and local bus routes.

The property would make a lovely family home and an internal viewing is strongly advised.

- NO ONWARD CHAIN!!!
- Four Bedrooms
- Detached Family Home
- Popular Broke Hall Development, East Ipswich
- Lounge & Dining Rooms
- Kitchen & Utility
- Cloakroom & First Floor Bathroom
- Study/Play Room/Office
- Off Road Car Parking & Garage
- Backing On To The Golf Course
- Viewing Highly Advised

Front

Driveway providing off road parking for two cars. Laid to lawn. Hedge to front. Plants and shrubs.

Entrance Porch

Double glazed entrance door to front. Double glazed window to front. Storage cupboard. Door to:

Hallway

Stairs leading to first floor. Coved. Radiator. Doors to:

Cloakroom

Low level WC. Hand wash basin. Tiled splashback. Vinyl style flooring.

Lounge

4.73m x 3.67m (15' 6" x 12' 0")
Double glazed window to front. Gas feature fireplace. Coved. Radiator. Double doors to dining room.

Dining Room

3.05m x 2.80m (10' 0" x 9' 2")
Double glazed patio doors to rear. Coved. Radiator. Door to:

Kitchen

4.93m x 2.83m (16' 2" x 9' 3")
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 splashback. Integrated electric double oven and gas hobs with extractor hood over. Integrated fridge, dishwasher and microwave. Tiled flooring. Spot lighting. Radiator. Doors to Utility and Dining room.

Utility Room

2.49m x 2.29m (8' 2" x 7' 6")
Double glazed window to rear. Double glazed door to rear. Wall mounted units. Space for freezer, washing machine and tumble dryer.

Study/Play Room/Office

4.49m x 2.63m (14' 9" x 8' 8")
Double glazed window to front. Built in cupboards with hand wash basin. Radiator.

Landing

Double glazed window to front. Airing cupboard. Coved. Doors to:

Bedroom One

4.27m x 3.66m (14' 0" x 12' 0")
Double glazed window to front. Radiator.

