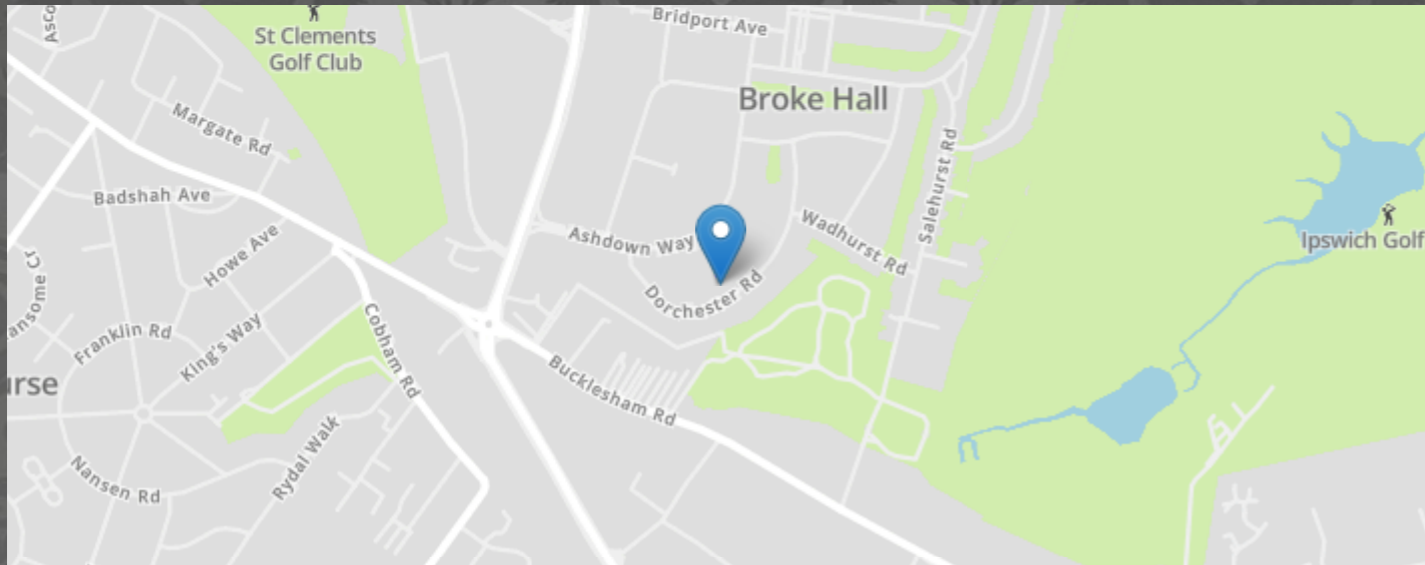


## Dorchester Road, Ipswich



- NO ONWARD CHAIN!!!
- DETACHED FAMILY HOUSE
- SEPARATE LOUNGE & DINING ROOM
- CLOAKROOM & FIRST FLOOR BATHROOM
- VIEWING ADVISED!!!
- FOUR BEDROOMS
- POPULAR BROKE HALL AREA IN EAST IPSWICH
- KITCHEN & UTILITY ROOM
- GARAGE & OFF ROAD PARKING 3 CARS

# MARKS & MANN

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# MARKS & MANN



## Dorchester Road, Ipswich

Being offered with NO ONWARD CHAIN!!!

Marks & Mann Estate Agents are excited to offer for sale this FOUR BEDROOM DETACHED HOUSE situated in the popular Broke Hall development. This detached family home boasts entrance hallway, separate lounge and dining rooms, cloakroom W.C., kitchen, utility room, four bedrooms, first floor bathroom, a fully enclosed rear garden, garage and off road parking for three cars on a hard standing driveway.

Further benefits include having regular bus route into Ipswich town centre, a short walk to local amenities such as the Co-operative food store, hairdressers and fish and chip shop on Penshurst Road. 1 mile away from the Ipswich hospital and falling within Broke Hall primary school and Copleston high school catchments (subject to availability).

Early viewing is highly recommended to avoid disappointment.

**£415,000 Offers Over**

## Dorchester Road, Ipswich

### Front

Hard standing driveway providing off road parking for three cars. Laid to lawn. Mature plants and tree. Side access.

### Porch

Entrance door to front. Under stairs cupboard. Door to:

### Entrance Hall

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

### Cloakroom

Double glazed window to side. Low level WC. Hand wash basin. Tiled splashback.

### Lounge

4.76m x 3.64m (15' 7" x 11' 11")  
Double glazed window to front. Gas fireplace. Radiator. Coved. Doors leading to:

### Dining Room

5.07m x 3.06m (16' 8" x 10' 0")  
Double glazed window and door to rear. Double glazed window to side. Radiator. Door to:

### Kitchen

4.92m x 2.79m (16' 2" x 9' 2")  
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. Space for washing machine, dishwasher, tumble dryer, fridge freezer and oven. Floor mounted boiler. Stable door to utility room.

### Utility Room

2.93m x 2.51m (9' 7" x 8' 3")  
Double glazed window to front. Doors to front and rear.

### Landing

Double glazed window to front. Radiator. Coved. Doors to:

### Bedroom One

4.23m x 3.67m (13' 11" x 12' 0")  
Double glazed window to front. Radiator. Coved.

### Bedroom Two

3.70m x 3.35m (12' 2" x 11' 0")  
Double glazed window to rear. Built in wardrobe. Radiator. Coved.

### Bedroom Three

3.77m x 2.82m (12' 4" x 9' 3")  
Double glazed window to rear. Built in wardrobes. Radiator. Coved.

### Bedroom Four

2.63m x 2.41m (8' 8" x 7' 11")  
Double glazed window to front. Radiator. Coved.

### First Floor Bathroom

Double glazed window to side. Shower. Low level WC. Hand wash basin. Tiled splashback. Loft access. Airing cupboard. Radiator. Tiled walls.

### Rear Garden

Laid to lawn. Panel fencing to sides and rear. Shed and greenhouse to stay. Mature plants, shrubs and tree borders. Patio area.

## Dorchester Road, Ipswich

### 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

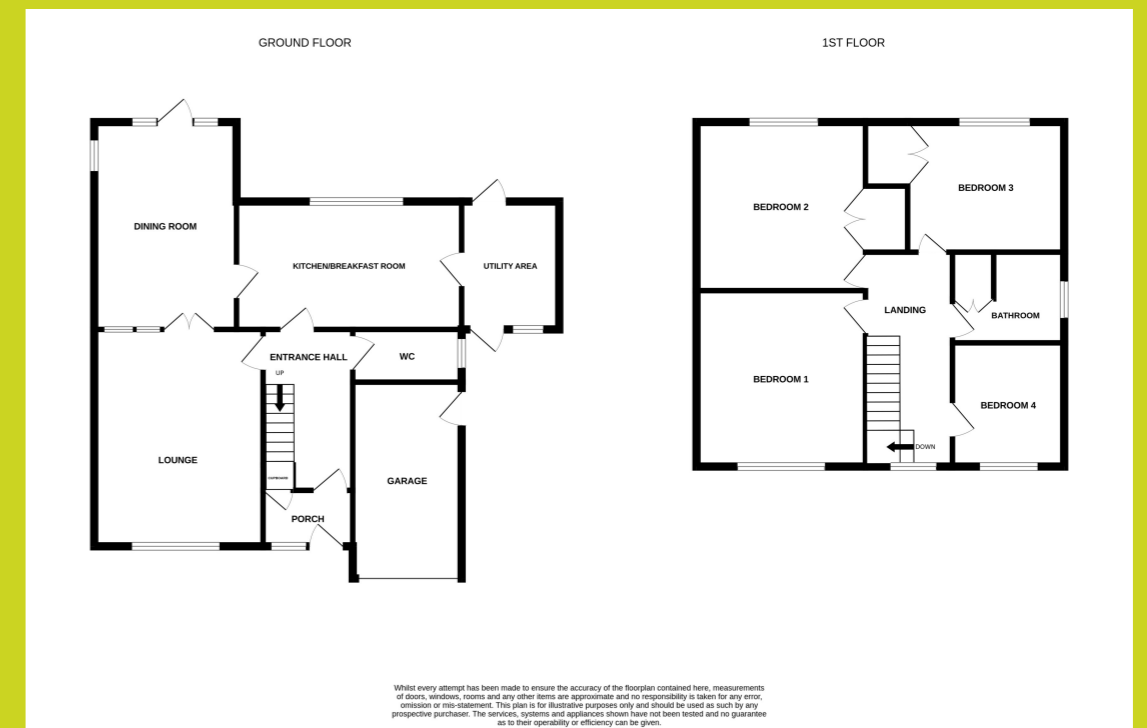
At the time of writing the council tax band for this property is band E.

### Garage

5.03m x 2.40m (16' 6" x 7' 10")  
Up & Over door. Power & Lighting. Door to side.

### 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.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	