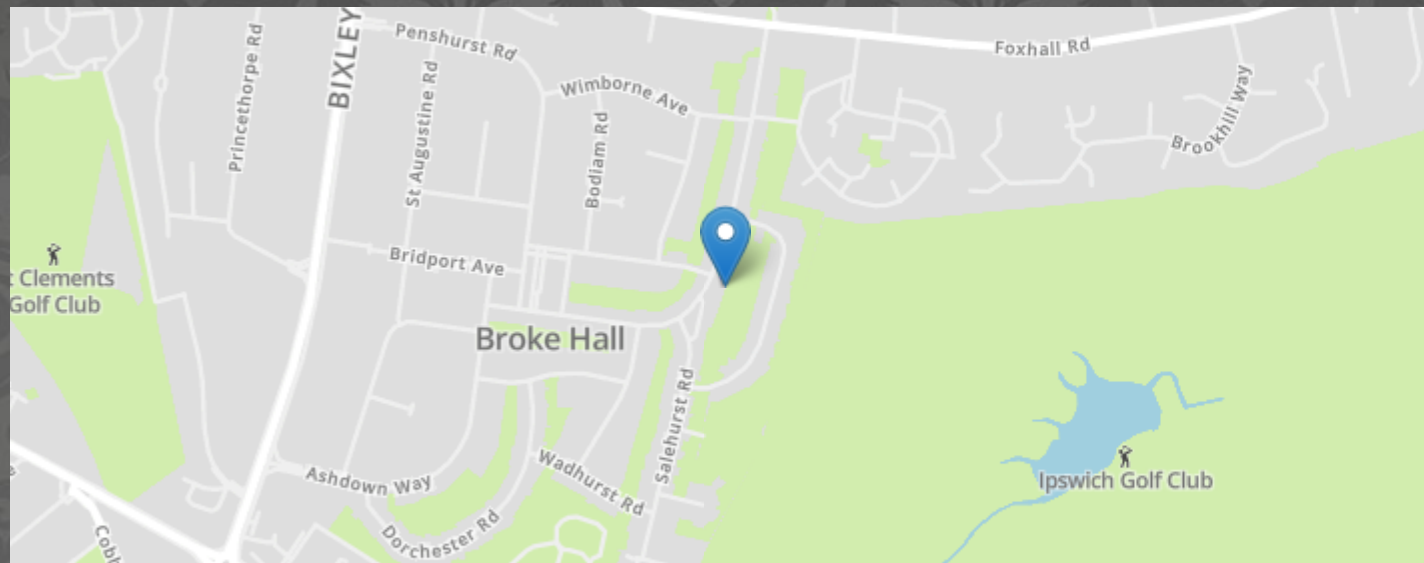


Arundel Way, Ipswich



- GARAGE
- CLOSE TO LOCAL AMENITIES
- EXTENDED
- OFF ROAD PARKING
- SEMI DETACHED
- DOWNSTAIRS CLOAKROOM
- IDEAL LOCATION
- FOUR BEDROOM
- GAS CENTRAL HEATING
- TWO RECEPTION ROOMS

MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

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contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Arundel Way, Ipswich

We are pleased to offer this well kept and well presented four bedroom extended semi-detached family home. The property is nestled within the sought after Broke Hall Estate and sits ideally close to schools and local amenities.

Internally the property benefits from, on the ground floor: Porch, entrance hall, living room, second reception/diner, kitchen and cloakroom. To the first floor: Landing, bedroom one, bedroom two, bedroom three, bedroom four and the bathroom. Externally the property benefits from off road parking for multiple vehicles plus a garage and a generous garden to the rear aspect.

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

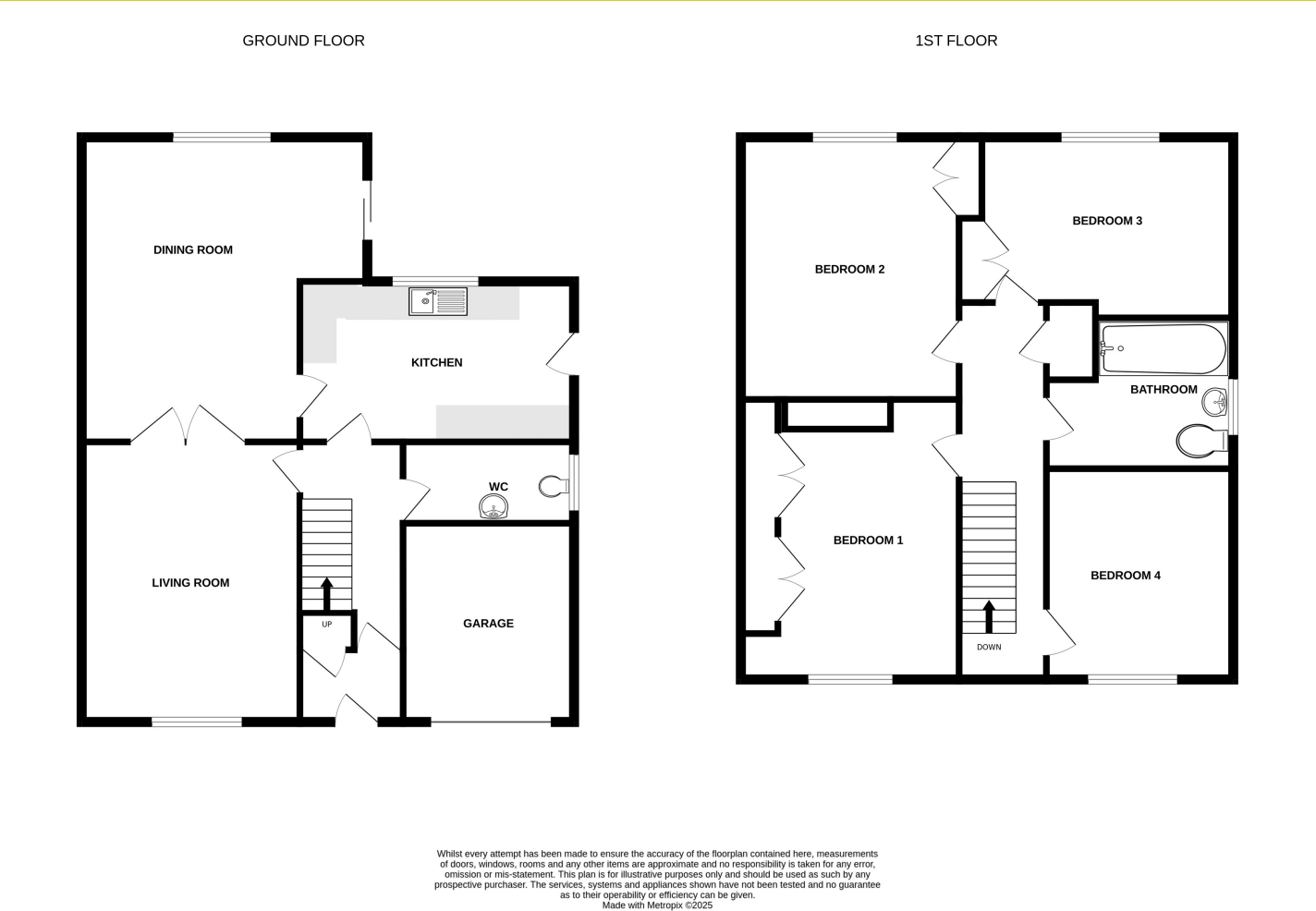
£425,000

Arundel Way, Ipswich

Porch	
Front door, under stairs storage	
Entrance hall	
Understairs storage cupboard. Stairs to first floor.	
Cloakroom	
Low level WC, hand wash basin, window to side aspect.	
Living room	
3.44m x 4.77m (11' 3" x 15' 8") Gas fire place, window to front aspect, radiator.	
Diner extension	
3.61m x 6.49m (11' 10" x 21' 4") Window to rear aspect, radiator, sliding door to rear.	
Kitchen	
2.78m x 4.93m (9' 1" x 16' 2") Window to rear aspect, door to side aspect, dual sink, hob, integrated oven, extractor.	
Landing	
Window to front aspect, airing cupboard housing hot water tank.	
Bedroom 4	
2.59m x 2.41m (8' 6" x 7' 11") Radiator, window to front aspect.	
Bedroom one	
3.46m x 4.25m (11' 4" x 13' 11") Radiator, window to front aspect, fitted wardrobes, fitted drawer unit.	
Bathroom	
Bath with shower over, hand wash basin, low level WC, window to side aspect, heated towel rail.	
Bedroom 2	
2.79m x 3.75m (9' 2" x 12' 4") Built in wardrobe, radiator, window to rear aspect.	

Bedroom three	
3.46m x 3.33m (11' 4" x 10' 11") Built in wardrobe, window to rear aspect, radiator.	
Outside	
Garage with power and lighting, water softener, plumbing for washing machine and tumble dryer.	
Rear Garden	
Patio area, lawn, shed with power and lighting. Paving and raised flower beds, stoned area.	
Location	
The property is situated to the east of Ipswich, close to local amenities. Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and town centre which offers a wealth of amenities.	
Directions	
Using a SatNav, please use IP3 8SE as the point of destination.	
Important information	
Tenure- Freehold Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band: D	
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 D.	

Arundel Way, Ipswich



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

