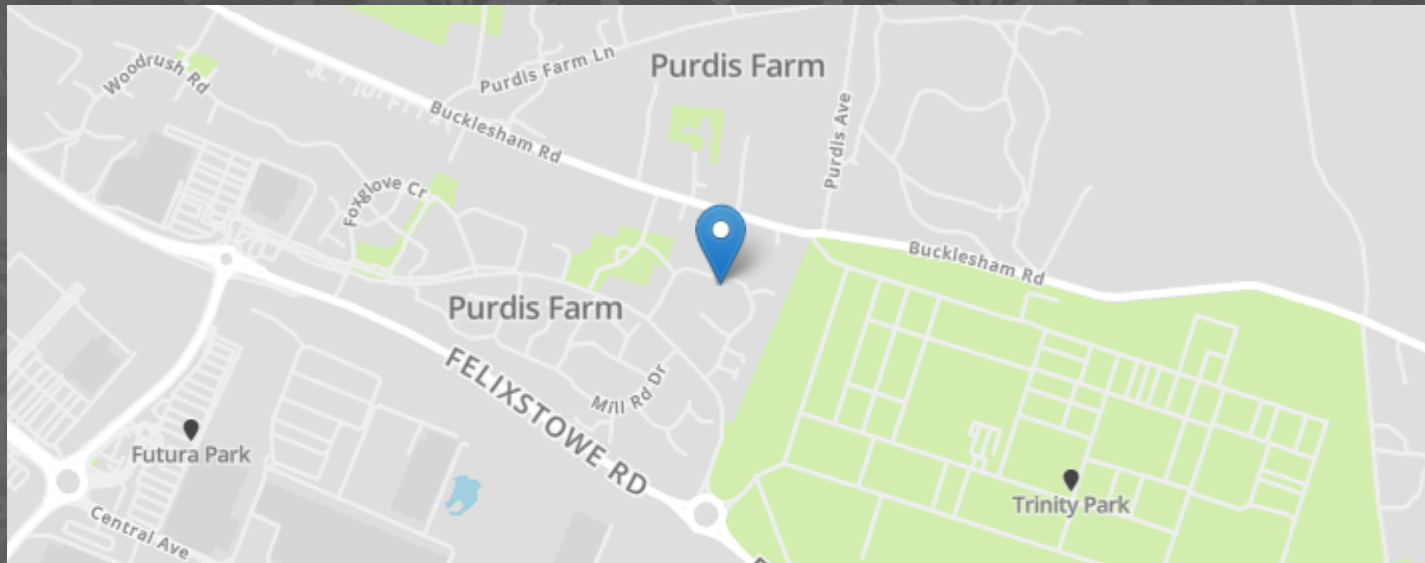


## Meadow Crescent, Purdis Farm, Ipswich



- OFF ROAD PARKING
- KITCHEN/DINER
- GAS CENTRAL HEATING
- OFFICE SPACE
- EASY ACCESS TO A14
- GARDEN
- DOUBLE GLAZED THROUGHOUT
- EN SUITE
- IDEAL LOCATION
- SOLAR PANELS

# MARKS & MANN

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# MARKS & MANN



## Meadow Crescent, Purdis Farm, Ipswich

Introduced to the market for sale is this well kept and well presented five bedroom semi-detached town house set over three floors. The property is nestled in an ideal location on the East side of Ipswich within Purdis Farm. The home sits conveniently close to amenities, schools and gives easy access to the A14.

Internally the property benefits from, to the ground floor: Entrance hall, kitchen/diner which features integrated appliances, utility and cloakroom. To the first floor: Landing, living room, bedroom one which features an En-suite, bedroom four and cloakroom. To the top floor: Landing, bedroom two, bedroom three, bedroom five and the family bathroom. Externally the property benefits from a carport which provides space for two vehicles, garden to the rear aspect which features stoned area and patio space, in addition is the garage which has been part converted to an office space.

The home has been upgraded with attention and love over the course of ownership and is now ready for new owners to come in and make it their own.

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

**£475,000**



# Meadow Crescent, Purdis Farm, Ipswich

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## Entrance hall

Front door, under stair storage, radiator.

## Kitchen/diner

3.868m x 8.048m (12' 8" x 26' 5")  
Double glazed window to front aspect, bifold doors to rear aspect, sink/draining board, extractor, induction hob, integrated oven, integrated dishwasher, dual temperature wine cooler, integrated fridge, ceiling spot lights, radiator x2.

## Utility

1.612m x 4.008m (5' 3" x 13' 2")  
Door to rear aspect, sink/draining board, ceiling spot lights, boiler, radiator.

## Cloakroom

Basin, Low level WC, radiator.

## Landing

Radiator.

## Living room

4.199m x 5.647m (13' 9" x 18' 6")  
Double glazed window/S to rear aspect, French doors to landing space, radiator x2.

## Bedroom one

3.07m x 5.13m (10' 1" x 16' 10")  
Dual double glazed window/S to front and rear aspect, radiator x2.

## En-suite

Double glazed window to front aspect, basin, low level WC, shower cubicle, heated towel rail.

## Bedroom four

2.144m x 3.189m (7' 0" x 10' 6")  
Double glazed window to front aspect, radiator.

## Cloakroom

Basin, low level WC, heated towel rail.

## Landing

Cupboard/water tank housing, radiator.

## Bedroom two

3.976m x 4.213m (13' 1" x 13' 10")  
Double glazed window to rear aspect, eaves storage, radiator.

## Bedroom three

3.079m x 4.520m (10' 1" x 14' 10")  
Double glazed window to front aspect, radiator.

## Bedroom five

2.193m x 2.668m (7' 2" x 8' 9")  
Double glazed window to front aspect, built in wardrobe, radiator.

## Bathroom

Basin, low level WC, heated towel rail, bath, shower.

## Garden

Patio, stoned area, raised flower beds.

## Garage/Office

Part converted to office space.

## Disclaimer

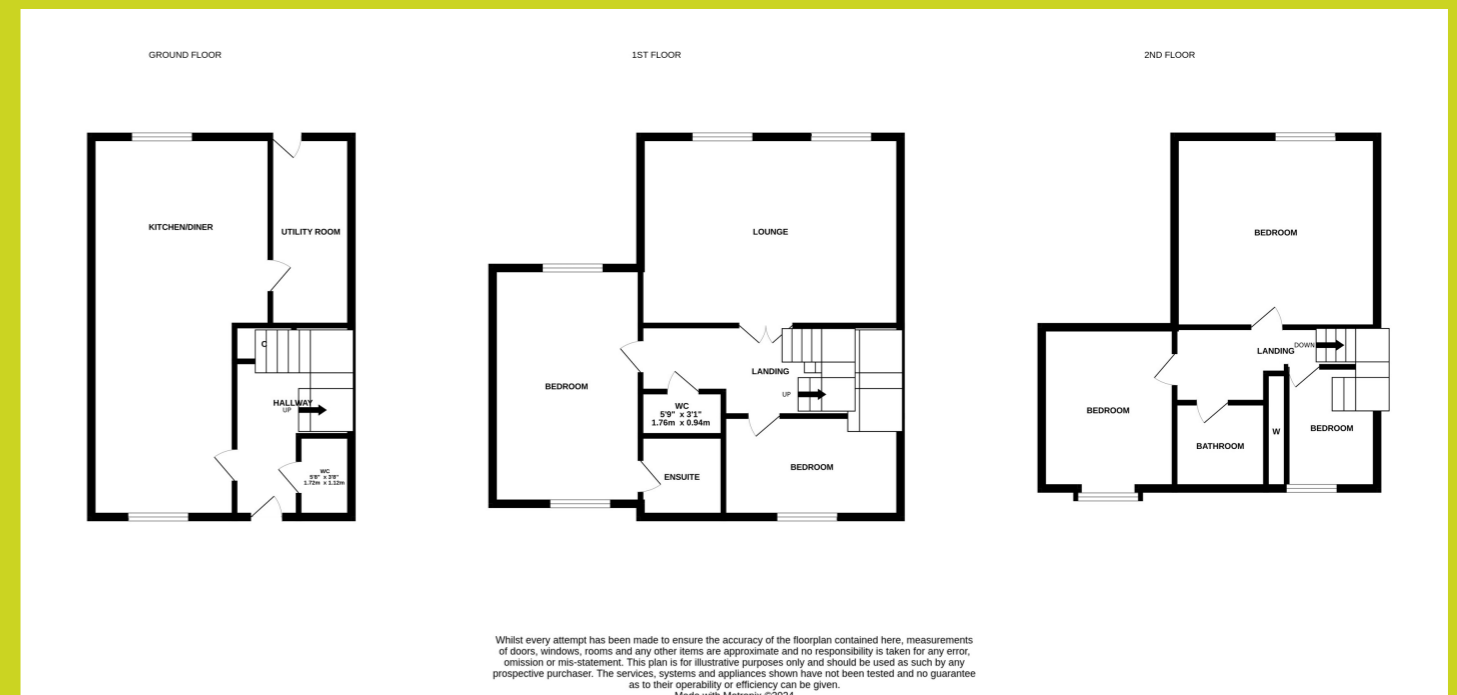
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## Money Laundering Regulations

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.

## Council Tax Band

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



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

