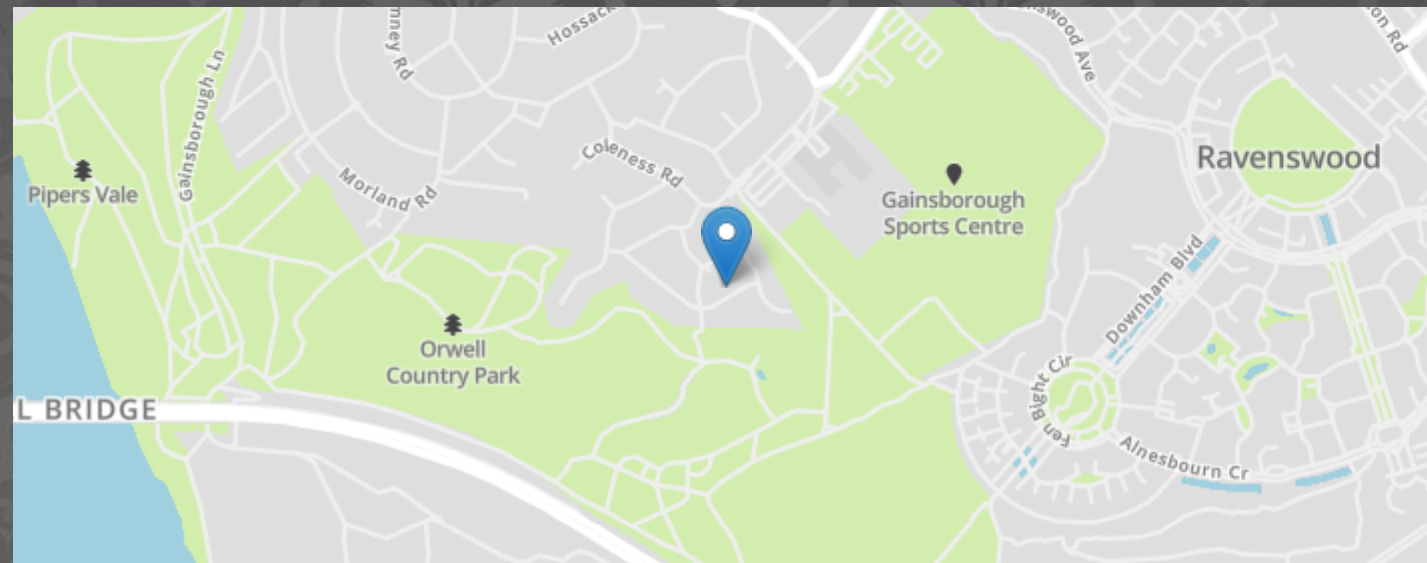


## Platters Close, Ipswich



- CUL-DE-SAC POSITION
- CLOSE TO FANTASTIC WOODLANDS
- PRIVATE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SITTING/DINING ROOM AND KITCHEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- EASY ACCESS TO A14

# MARKS & MANN



## Platters Close, Ipswich

Offered for sale in a CUL-DE-SAC position, close to fantastic WOODLANDS, is this THREE BEDROOM SEMI-DETACHED FAMILY HOME with PRIVATE rear GARDEN and off road PARKING. Accommodation comprises entrance hall, sitting/dining room, kitchen, three bedrooms and a family bathroom. Located close to LOCAL SCHOOLS, shops, amenities and bus routes, an early viewing is strongly advised to avoid disappointment.

# MARKS & MANN

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Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

**£235,000**



Platters Close, Ipswich

Entrance hall

Storm porch with front door leading into the entrance hall, with stairs to the first floor and door to the sitting/dining room.

Sitting/dining room

23' 1" x 12' (7.04m x 3.67m reducing to 2.40m)  
Dual aspect room with window to front and French doors to rear, overlooking and leading into the garden. Feature fireplace, under stairs storage cupboard and door to the kitchen.

Kitchen

10' 8" x 7' 1" (3.26m x 2.17m)  
Window and door to rear, overlooking and giving access to rear garden. Range of matching base and eye level units with worktops over, sink, single built-under oven with hob and extractor over, integrated fridge/freezer and space and plumbing for a washing machine.

First floor landing

Window to side, doors to all three bedrooms and the family bathroom.

Bedroom one

11' 10" x 8' 8" (3.60m x 2.64m)  
Window to rear overlooking the garden.

Bedroom two

11' 1" x 8' 8" (3.39m x 2.63m)  
Window to front.

Bedroom three

8' x 6' 4" (2.45m x 1.93m)  
Window to rear overlooking the garden.

Family bathroom

6' 4" x 6' 2" (1.93m x 1.87m)  
Window to front, panel enclosed bath with shower over, hand was basin, WC, heated towel radiator and cupboard.

Outside

The front of the property has been block paved, providing off road parking for multiple vehicles. A side gate gives access to the rear garden.

The immediate rear of the property has been laid to stones with steps leading to a lawned area with plants, shrubs and trees, with a decked area to the very rear, ideal for outdoor entertaining, enclosed by wooden fencing. There is a garden shed which we understand from the vendors is to remain.

Important information

Tenure - Freehold.  
Services - we understand that mains gas, electricity, water and drainage are connected to the property.  
Council tax band B.  
EPC rating D.  
Our ref: SM/elr.

Directions

Using a SatNat, please use IP3 0SG as the point of destination.

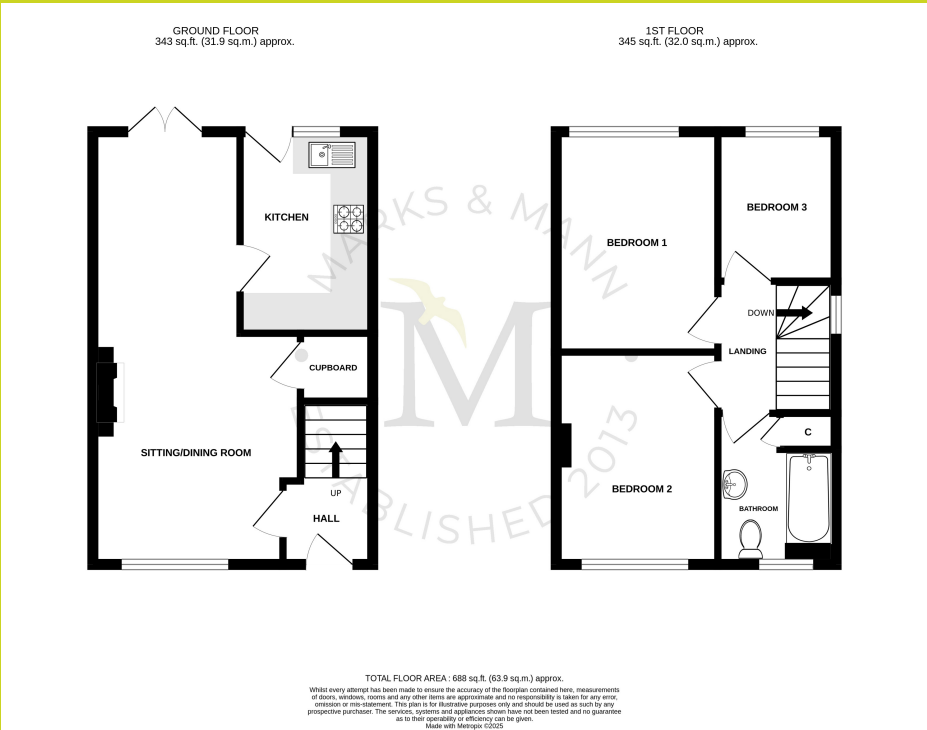
Platters Close, Ipswich

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.

Anti-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.



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

