



- *** COMPLETE ONWARD CHAIN ***
- OPEN-PLAN KITCHEN/DINING ROOM WITH UTILITY AREA
- DOWNSTAIRS SHOWER ROOM AND UPSTAIRS FAMILY BATHROOM
- PRIVATE REAR GARDEN AND OFF ROAD PARKING
- CLOSE TO IPSWICH HOSPITAL AND LOCAL AMENITIES

- EXTENDED, SEMI-DETACHED THREE BEDROOM FAMILY HOME
- SEPARATE SITTING ROOM
- TRIPLE FITTED WARDROBES TO BEDROOM THREE
- PRIMARY AND SECONDARY SCHOOLS NEARBY
- EASY ACCESS TO THE TOWN CENTRE WITH MAINLINE RAILWAY STATION PROVIDING DIRECT LINK TO LONDON LIVERPOOL STREET

MARKS & MANN



Newbury Road, Ipswich

*** COMPLETE ONWARD CHAIN *** DOUBLE STOREY EXTENDED, SEMI-DETACHED THREE BEDROOM FAMILY HOME in EAST IPSWICH with PRIVATE rear GARDEN and off road PARKING. The BEAUTIFUL and VERSATILE accommodation comprises entrance hall, DOWNSTAIRS SHOWER ROOM, OPEN-PLAN kitchen/dining room with UTILITY AREA and a separate sitting room, with three bedrooms and a family bathroom upstairs. Located close to LOCAL SCHOOLS, shops, amenities and bus routes, as well as IPSWICH HOSPITAL.

MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

01473 396 007

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

£340,000

Newbury Road, Ipswich

Entrance hall

Stairs to the first floor and doors to the sitting room, open-plan kitchen/dining room and downstairs shower room.

Sitting room

4.26m x 3.38m (14' 0" x 11' 1") Window to front, feature fireplace.

Dining area

4.65m x 3.91m (15' 3" x 12' 10") Feature fireplace, understairs storage cupboard, external door to rear garden, space for a family dining table and open through to:

Kitchen

4.30m x 3.16m (14' 1" x 10' 4") Window to rear overlooking the rear garden. Range of matching base and eye level units with Quartz worktops over, sink, built-in oven, hob with extractor over with space for a fridge/freezer and space and plumbing for a dishwasher. Breakfast bar/utility area with space for bar stools and space and plumbing for a washing machine and tumble dryer. External door to side giving access to the garden.

Downstairs shower room

Window to side, shower cubicle, hand wash basin and WC.

First floor landing

Doors to two bedrooms, an excellent storage/boiler cupboard and the family bathroom, which in turn leads onto bedroom three.

Bedroom one

4.25m x 3.34m (13' 11" x 10' 11") Window to front.

Bedroom two

2.86m x 2.70m (9' 5" x 8' 10") Window to rear, overlooking the garden.

Family bathroom

Window to side, four piece suite including a panel enclosed bath, shower cubicle, hand wash basin and WC. Door to:

Bedroom three

4.30m x 3.16m (Into wardrobe) (14' 1" x 10' 4") Window to rear overlooking the garden, triple fitted wardrobes.

Outside

The front of the property has been laid to low maintenance stones, with a low level fence and partial low level brick wall to front. A blocked paved driveway provides off road parking for multiple vehicles and leading to the front door, with a gate giving access to the rear garden.

The rear garden again is low maintenance, being mainly laid to patio with various zones, currently being used as a patio area with table and chairs, sun lounger area, hot tub and raised pond, all ideal for enjoying the summer months. The garden has a range of plants and shrubs with fence and hedging borders. To the rear of the property there is a shed 3.96m x 2.14m (13' 0" x 7' 0") with power and light connected, making an ideal games room/home bar.

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 TBC.

Our ref: SM/elr.

Directions

Using a SatNav, please use IP4 5EX as the point of destination.

Newbury Road, Ipswich

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.

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 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.



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

