



Berry Close

£400,000

Being offered with NO ONWARD CHAIN...

Marks & Mann Estate Agents Ltd are excited to offer for sale this WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME situated in a QUIET CLOSE in the popular Purdis Farm Development in the East of Ipswich. The property boasts four bedrooms, en-suite shower room, family bathroom, cloakroom W.C., kitchen, lounge, dining room, garage, off road parking and a fully enclosed rear garden.

The property is located on the East side of Ipswich offering plenty of local amenities including Sainsburys supermarket, Ransomes Euro Park with a John Lewis and Waitrose, local bus routes with access to the town centre and easy access to the A14/12.

In the agents opinion an early internal viewing is highly advised!

- NO ONWARD CHAIN!!!
- Four Bedrooms
- Detached Family Home
- Popular Purdis Farm Area Of Ipswich
- East Ipswich
- Family Bathroom, Ensuite & Cloakroom
- Lounge & Dining Rooms
- Kitchen & Utility
- Garage & Off Road Parking
- Viewing Advised!

Front

Hard standing driveway providing off road parking. Block paved area. Path leading to side gate providing rear access. Corner plot with mature shrubs and plants to side.

Entrance Hallway

Double glazed entrance door to front with side glass panel. Tiled flooring. Radiator. Stairs leading to first floor. Doors to:

Cloakroom

Double glazed window to side. Low level WC. Vanity hand wash basin. Tiled flooring. Tiled splashback. Radiator.

Lounge

5.33m x 3.78m (17' 6" x 12' 5")

Double glazed bay window to front. Gas feature fireplace. Radiator. Coved. Opening to:

Dining Room

2.67m x 2.54m (8' 9" x 8' 4")

Double glazed sliding doors to rear. Radiator. Coved.

Kitchen

3.22m x 2.70m (10' 7" x 8' 10")

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. Work surfaces. Integrated oven and gas hobs with extractor hood over. Integrated dishwasher. Tiled flooring. Opening to:

Utility Area

1.48m x 1.31m (4' 10" x 4' 4")

Double glazed window to rear. Double glazed door to side. Range of eye level units. Range of base level units. Space for fridge freezer, washing machine and tumble dryer.

Landing

Double glazed window to side. Airing cupboard. Loft access. Doors to:

Bedroom One

3.71m x 3.51m (12' 2" x 11' 6")

Double glazed window to front. Built in wardrobe. Built in cupboard. Radiator. Door to:

Ensuite

Double glazed window to side. Shower cubicle. Low level WC. Vanity hand wash basin. Partly tiled walls. Heated towel rail. Vinyl style flooring.

