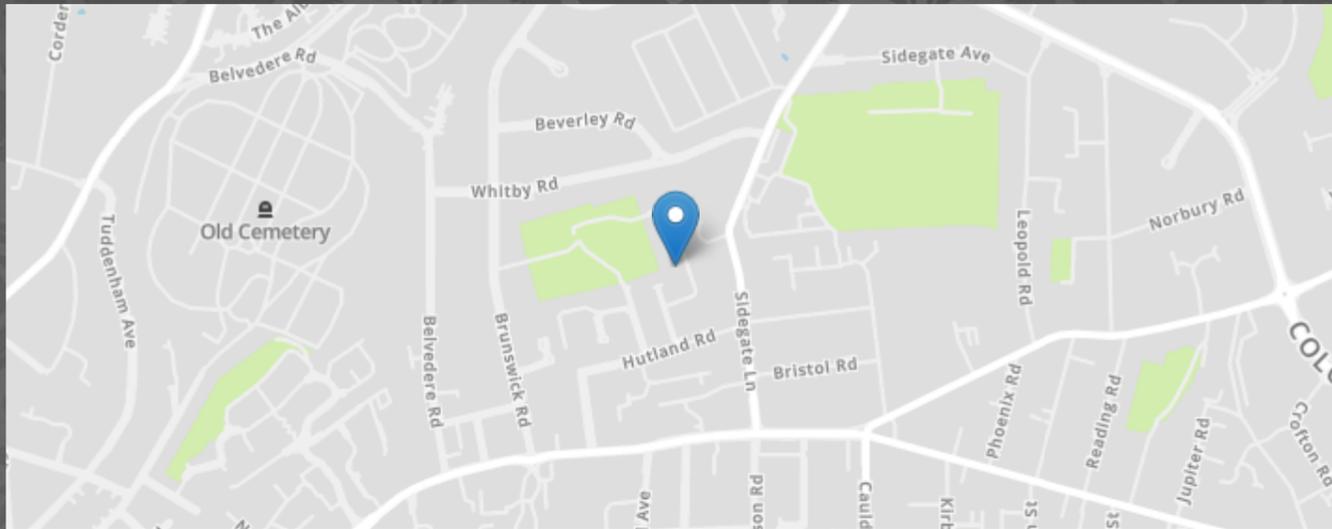


Meadowvale Close, Ipswich



- FOUR BEDROOMS
- SHOWER ROOM
- DRIVEWAY FOR TWO VEHICLES
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- THREE RECEPTION ROOMS
- SEMI-DETACHED HOUSE
- UTILITY ROOM
- DOUBLE GLAZED WINDOWS
- DOWNSTAIRS CLOAKROOM
- GAS CENTRAL HEATING

MARKS & MANN

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Website www.marksandmann.co.uk

MARKS & MANN



Meadowvale Close, Ipswich

Guide Price - £350,000 - £360,000

We are pleased to offer this four bedroom semi-detached family home, situated in the popular Sidegate Lane Primary School and Northgate High School catchment area.

Internally the property benefits from, on the ground floor: Entrance hall, cloakroom, lounge, study, kitchen, dining room, bedroom four and utility room. To the first floor: Landing, bedroom one, bedroom two, bedroom three, family bathroom and shower room. Externally the property benefits from a front garden being laid to lawn with hardstanding for two vehicles and a rear garden being mainly laid to lawn with patio area.

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

£350,000 Guide Price

Meadowvale Close, Ipswich

Meadowvale Close, Ipswich

Entrance Hall

Front door, radiator, double glazed window to side aspect.

Lounge

6.76m x 3.88m (22' 2" x 12' 9")
Gas fire, double glazed window to front aspect, radiator X2.

Study

2.49m x 3.21m (8' 2" x 10' 7")
Double glazed French doors to rear aspect, radiator, skylight.

Kitchen

2.20m x 3.88m (7' 3" x 12' 9")
Sink draining board, radiator and cooker hood.

Dining Room

3.62m x 3.22m (11' 11" x 10' 7")
Double glazed window to rear aspect, radiator, skylight X2, ceiling spotlights and door to rear aspect.

Bedroom Four

2.59m x 3.57m (8' 6" x 11' 9")
Double glazed window to front aspect, radiator.

Utility

1.61m x 1.74m (5' 3" x 5' 9")
Radiator, space for appliances, sink draining board.

Cloakroom

Low level WC, hand wash basin, radiator.

Landing

Bedroom One

3.58m x 3.87m (11' 9" x 12' 8")
Double glazed window to front aspect, built-in wardrobes, radiator.

Bedroom Two

3.87m x 3.07m (12' 8" x 10' 1")
Double glazed window to rear aspect, radiator.

Bedroom Three

2.39m x 2.76m (7' 10" x 9' 1")
Double glazed window to front aspect, radiator.

Bathroom

Low level WC, bath with shower over, hand wash basin, heated towel rail, double glazed window to rear aspect.

Shower Room

Shower cubicle, low level WC, fitted towel rail, double glazed window to rear aspect.

Front Garden

Laid to lawn with hardstanding for two vehicles. Side access to rear garden.

Rear Garden

Mainly laid to lawn with patio area, garden shed.

Directions

Using a SatNav, please use IP4 4HF as the point of destination.

Location

Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and the town centre which offers a wealth of amenities.

Important Information

Tenure - Freehold
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council Tax Band: C
EPC rating: TBC

Disclaimer

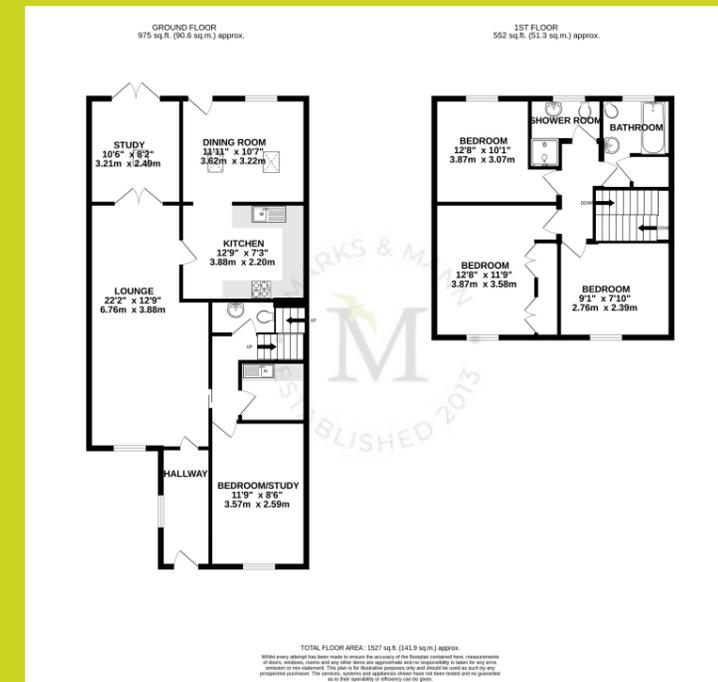
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser 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 C.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	