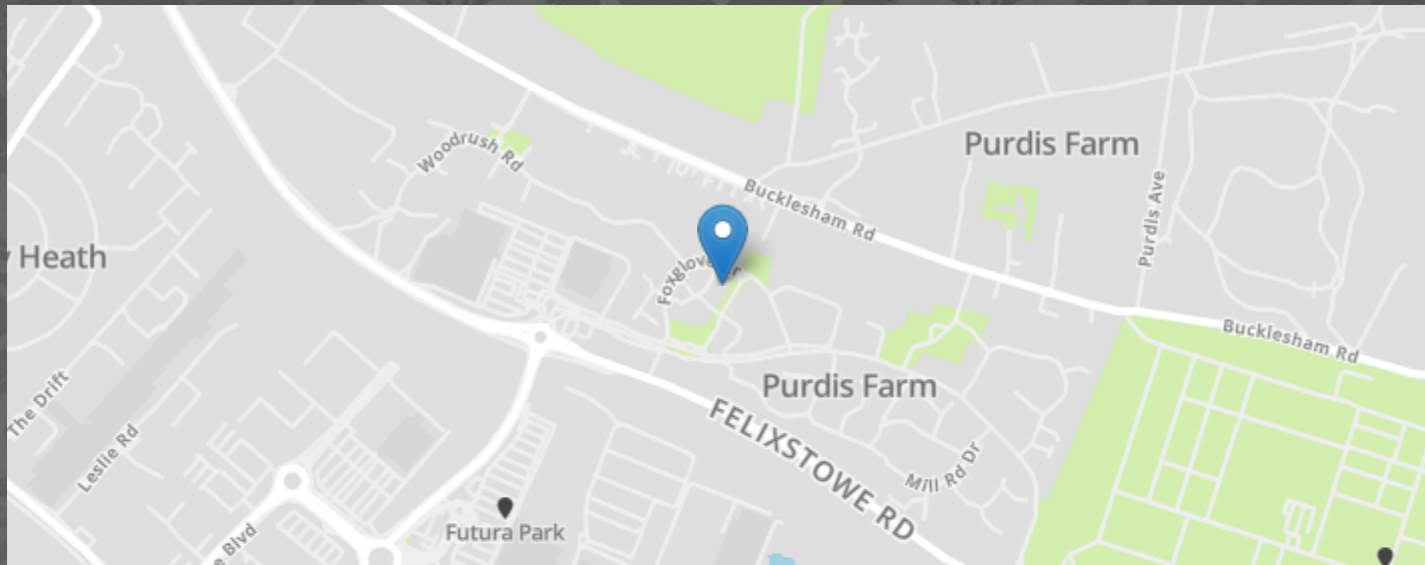


Essex Way, Purdis Farm, Ipswich



- THREE BEDROOM DETACHED FAMILY HOME
- DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING
- BOILER REPLACED IN 2022
- OFF ROAD PARKING & GARAGE

- PURDIS FARM DEVELOPMENT
- FIRST FLOOR BATHROOM
- ENCLOSED REAR GARDEN

MARKS & MANN

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MARKS & MANN



Essex Way, Purdis Farm, Ipswich

Situated in the Purdis Farm Development is this three bedroom detached family home. The accommodation comprises of hallway, open plan lounge/dinner, kitchen, three bedrooms and a first floor bathroom. Benefits include gas central heating, double glazed windows, off road parking and garage, enclosed rear garden and falling within Broke Hall Primary School and Copleston High School catchments (Subject To Availability). 0.4 miles from Sainsburys and B&M, 1.1 miles from Ransomes Europark offering a range of shops, and restaurants and 0.5 miles from John Lewis at Home, Waitrose and a range home furnishing stores. Early viewing is highly recommended to avoid disappointment.

£290,000

Essex Way, Purdis Farm, Ipswich

Front Garden

Laid to lawn. Access to rear garden. Driveway providing off road parking and garage. Path leading to:

Entrance Door

Double glazed entrance door to front opening to:

Hallway

Double glazed window to side. Door to:

Lounge Area

4.42m x 3.23m (14' 6" x 10' 7") Double glazed window to front. Stairs to first floor. Opening to:

Dining Area

2.79m x 2.47m (9' 2" x 8' 1") Door to kitchen. Coved ceiling. Radiator. Sliding patio doors to garden.

Kitchen

2.83m x 2.39m (9' 3" x 7' 10") Double glazed window and door to rear. Range of eye level units with cupboards. Range of base level units with cupboards, drawers and worktops. Tiled splashbacks. Fitted oven and electric hob with extractor hood over. Space & plumbing for washing machine & fridge/freezer. One bowl sink drainer unit with mixer tap. wall mounted boiler fitted in 2022. Door back to dining area.

Landing

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

Bedroom One

3.49m x 3.11m (11' 5" x 10' 2") Double glazed bay window to front. Built in wardrobe with sliding doors.

Bedroom Two

3.11m x 2.65m (10' 2" x 8' 8") Double glazed window to rear. Built in wardrobe. Radiator.

Bedroom Three

2.62m x 2.51m (8' 7" x 8' 3") Double glazed window to front. Radiator.

Bathroom

2.49m x 1.97m (8' 2" x 6' 6") Double glazed window to rear. Bath with shower over. Low-Level WC. Wash hand basin. part tiled walls. vinyl flooring.

Garage

4.78m x 2.44m (15' 8" x 8' 0") Up and over door with power & light.

Rear Garden

Fencing to sides and rear. patio area. Laid to lawn. Side access to front.

School admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

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.

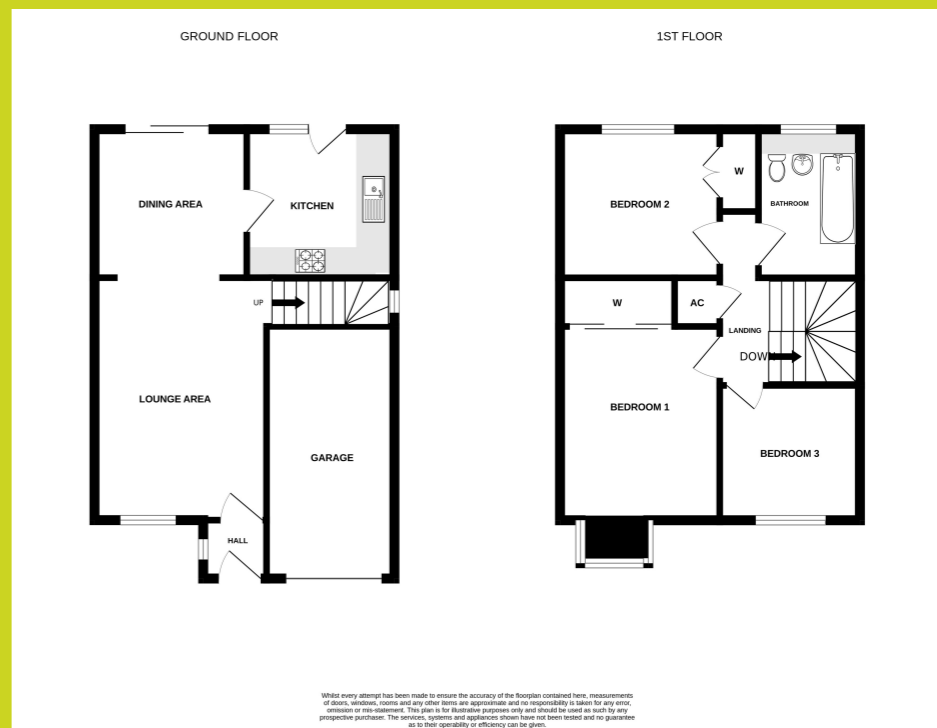
New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

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.

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Energy Efficiency Rating



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		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	