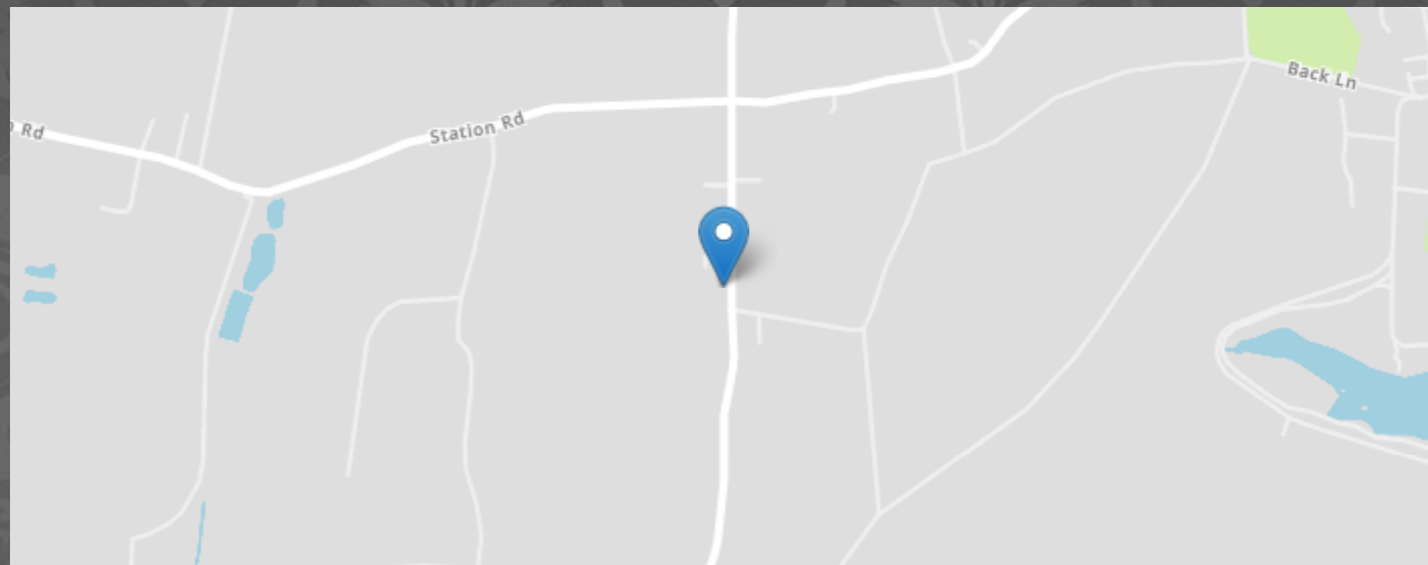


The Heath, Tattingstone, Ipswich



MARKS & MANN



- STUNNING FILED VIEWS
- DRIVEWAY WITH AMPLE OFF ROAD PARKING
- VERY WELL PRESENTED (IN THE VALUER'S OPINION)
- VIEWING ADVISED!
- THREE DOUBLE BEDROOMS
- OPEN PLAN LIVING / DINER & KITCHEN AREA
- VILLAGE LOCATION

The Heath, Tattingstone, Ipswich

are pleased to bring this exceptionally well kept and well presented three bedroom semi-detached home to the market for sale. The property is positioned in an idyllic location set back off the road, offering ample off road parking and open field views.

Internally the property benefits from, on the ground floor: Entrance hall, living room, open plan kitchen/diner and cloakroom. To the first floor: Landing, bedroom one which features built-in wardrobes plus an En-suite, bedroom two, bedroom three and the family bathroom. Externally the property benefits from off road parking for multiple vehicles and well presented garden to the rear aspect.

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

£425,000

MARKS & MANN

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The Heath, Tattingstone, Ipswich

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Front

Shingle driveway providing off road parking, Gate to rear garden.

Entrance Hall

Laminate flooring, Stairs to first floor, Storage cupboard, Radiator.

Cloakroom

Double glazed window to front, Low level W.C. Vanity unit with hand wash basin, part tiled, Laminate flooring, Radiator.

Lounge

3.70m x 5.13m (12' 2" x 16' 10") Two double glazed windows to side, Laminate flooring, Radiator.

Kitchen/Dining/Family Room

4.80m MAX x 7.40m MAX (15' 9" MAX x 24' 3" MAX) Two double glazed windows to side and rear, Double glazed French doors to side, Laminate flooring, Kitchen area sink with drainer and mixer tap, Range of eye level units, and base units with cupboards and drawers. Built in dishwasher, Built in washing machine, Built in Fridge/Freezer, Spot lights, Breakfast bar, Dining area laminate flooring, Radiator, Family area laminate flooring, Radiator.

Landing

Skylight, Radiator.

Bedroom One

4.31m x 6.65m (14' 2" x 21' 10") Double glazed window to rear with views over open countryside, Built in wardrobe, Radiator.

Ensuite

Double glazed window to front, Panelled bath with mixer tap and shower attachment, Part tiled, Chrome heated towel rail, Vanity unit with hand wash basin, Low level W.C. Tiled flooring.

Bedroom Two

3.14m x 3.75m (10' 4" x 12' 4") Double glazed window front, Radiator.

Bedroom Three

3.14m x 3.14m (10' 4" x 10' 4") Double glazed window front, Radiator.

Family Bathroom

Separate shower cubicle, Tiled flooring, Chrome heated towel rail, Low level W.C. Vanity unit with hand wash basin, Panelled bath with mixer tap and shower attachment.

Rear Garden

Mostly laid to lawn with view's over open County Side, Patio area, Stone area with shrubs and flowers, Side gate to front.

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.

Money Laundering Regulations

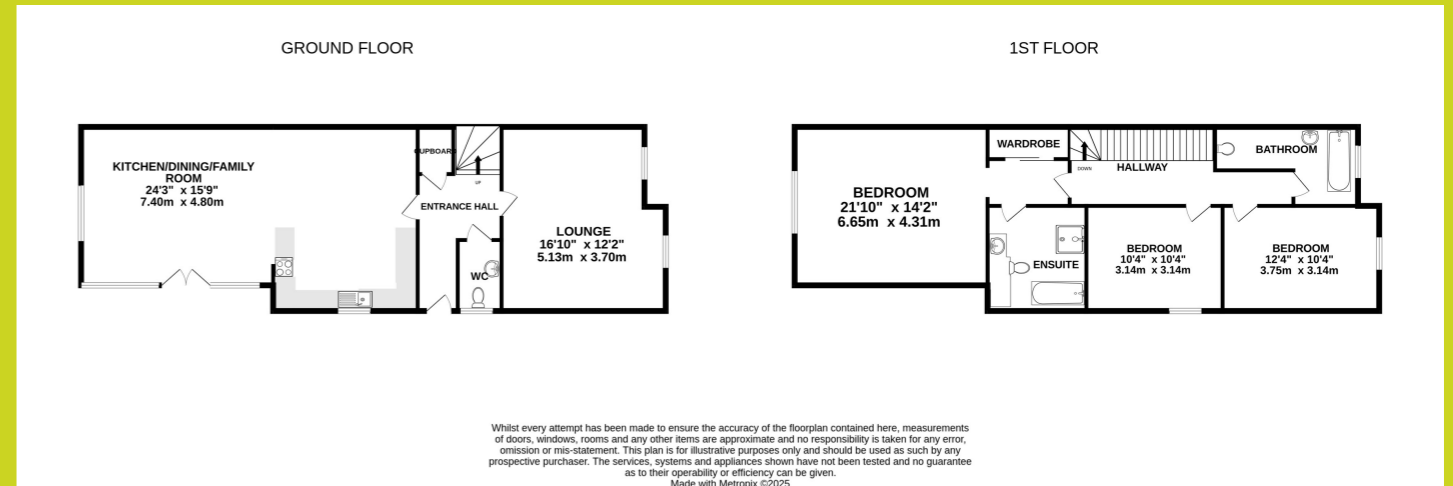
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

Council Tax Band

At the time of instruction the council tax band for this property is band D.



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

