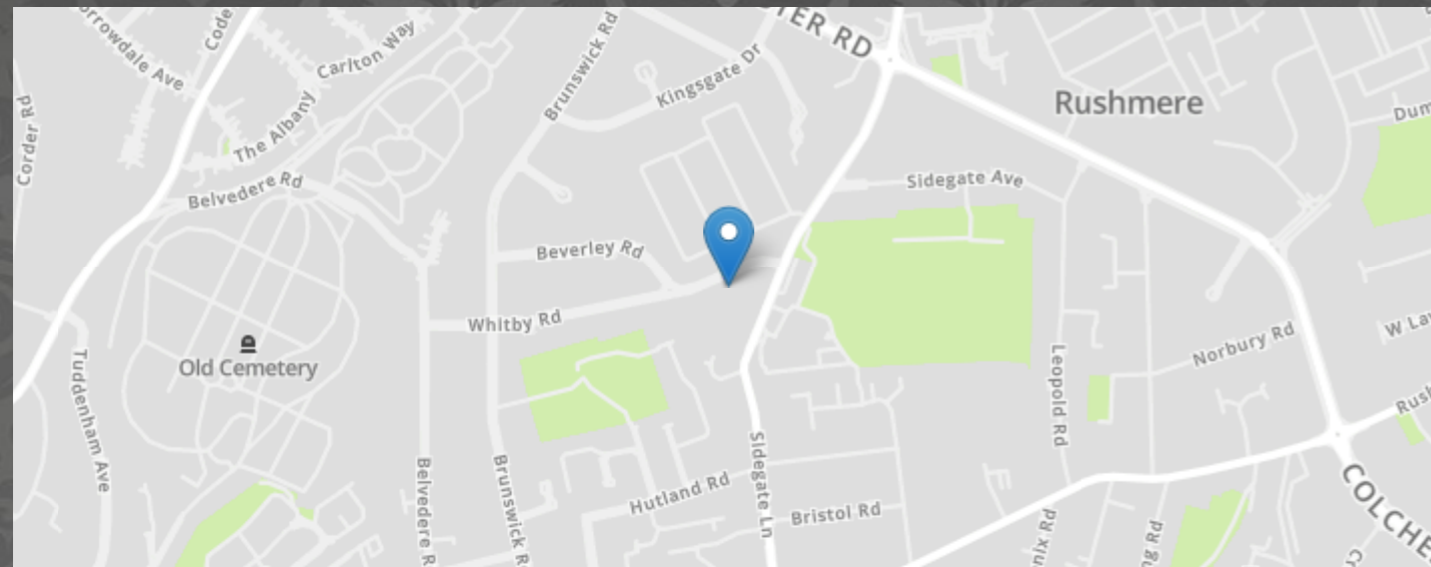


## Whitby Road, Ipswich



- DETACHED THREE BEDROOM BAY WINDOW FAMILY HOME
- SITTING ROOM AND FAMILY ROOM
- SEPARATE UTILITY ROOM
- GENEROUS, PRIVATE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE

- EXTENDED ACCOMMODATION
- OPEN-PLAN KITCHEN/DINING ROOM
- FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM
- GARAGE AND OFF ROAD PARKING

# MARKS & MANN



## Whitby Road, Ipswich

Offered for sale is this DETACHED, EXTENDED THREE BEDROOM FAMILY HOME with BAY WINDOWS, GENEROUS, PRIVATE rear GARDEN, GARAGE and off road PARKING. Accommodation comprises entrance porch & hall, sitting room, dining room, fantastic open-plan kitchen/breakfast room, separate utility room and downstairs cloakroom, with three bedrooms and the family bathroom upstairs. The property is located close to LOCAL SCHOOLS, shops, amenities and bus routes, and an early viewing is HIGH RECOMMENDED to appreciate this lovely home.

# MARKS & MANN

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

01473 396 007

contactipswich@marksandmann.co.uk

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

**£465,000**

## Whitby Road, Ipswich

### Entrance porch

Window to front, door to:

### Entrance hall

Stairs to first floor, under stairs storage cupboard and doors to the sitting room, family room and kitchen/dining room.

### Sitting room

4.34m x 3.95m (14' 3" x 13' 0") Bay window to front.

### Dining room

3.64m x 3.38m (11' 11" x 11' 1") Patio door to rear, overlooking and leading into the garden.

### Kitchen/breakfast room

5.08m x 4.36m (16' 8" x 14' 4") Fantastic, extended room with windows to rear overlooking the garden, velux windows. To one side there is space for a table and at the other, a range of matching base and eye level units with worktops over, sink, two integrated ovens, five ring gas hob with splash back, integrated full height fridge & freezer and integrated dishwasher. Door to:

### Utility room

2.63m x 1.50m (8' 8" x 4' 11") Door overlooking and giving access to the rear garden, range of matching base and eye level units with worktop over, space and plumbing for a washing machine and tumble dryer. Internal door to:

### Downstairs cloakroom

Window to front, hand wash basin with unit under, WC.

### First floor landing

Window to side, doors to airing cupboard, all three bedrooms and the family bathroom.

### Bedroom one

4.45m x 3.36m (14' 7" x 11' 0") Bay window to front.

### Bedroom two

3.65m x 3.34m (12' 0" x 10' 11") Window to rear, overlooking the garden, two double built-in wardrobes.

### Bedroom three

2.41m x 2.39m (7' 11" x 7' 10") Window to front.

### Family bathroom

Window to rear, panel enclosed bath with shower over, hand wash basin and WC.

### Outside

The front of the property is enclosed by a low level brick wall with a stoned area to front. A driveway provides off road parking leading to the garage 4.77m x 2.61m (15' 8" x 8' 7") with electric up and over door, power and light connected. A side gate gives access to the rear garden.

The generous, private rear garden has a patio area to the immediate rear of the property, ideal for outdoor entertaining, with the remainder mainly laid to lawn with mature plants, shrubs and trees, enclosed by wooden fencing.

### Important information

Tenure - Freehold.

Services - we understand that mains gas, electricity, water and drainage are connected to the property.

Council tax band D.

EPC rating E.

Our ref: SM/elr.

### Directions

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



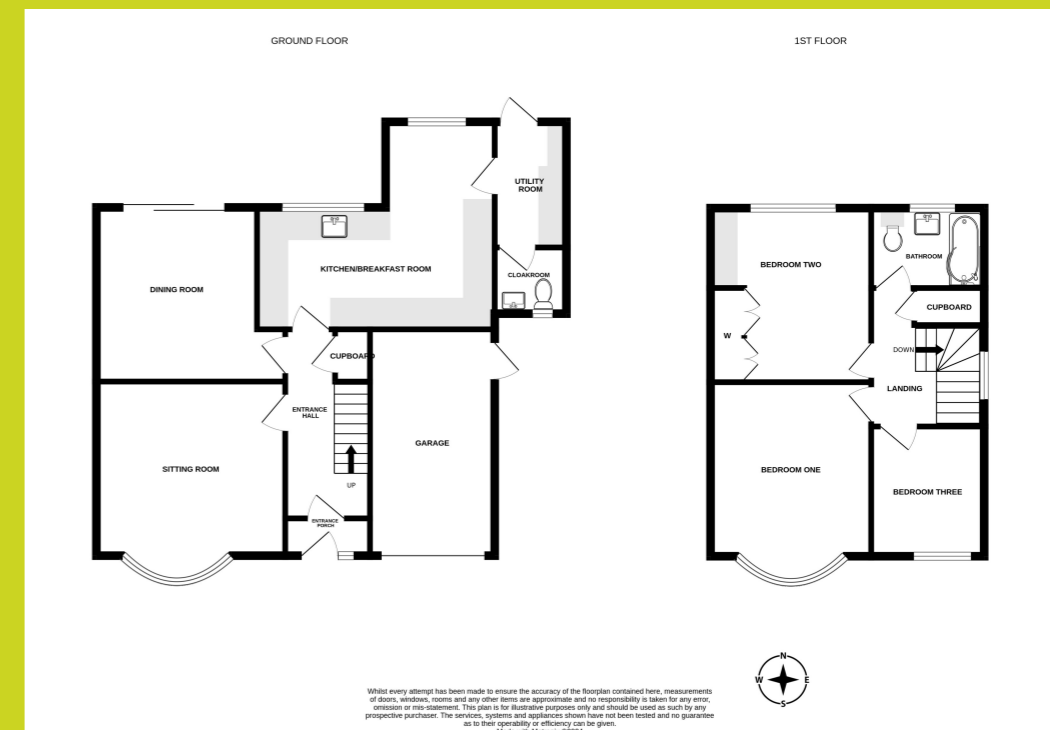
## Whitby Road, Ipswich

### 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.

### 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.



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		80
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	