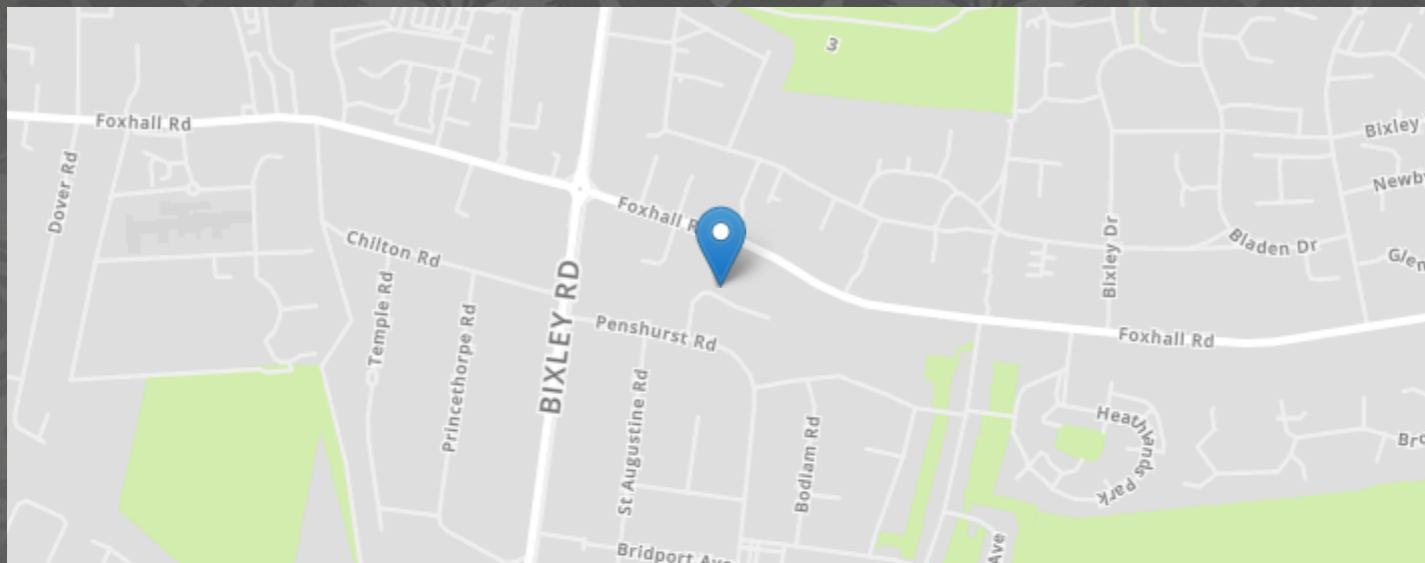


Broke Hall Gardens, Ipswich



- **THREE BEDROOM DETACHED HOUSE**
- **TWO RECEPTION ROOMS**
- **CLOAKROOM & FIRST FLOOR FAMILY BATHROOM**
- **GARAGE & OFF ROAD PARKING**
- **EARLY VIEWING ADVISED**
- **POPULAR BROKE HALL DEVELOPMENT IN EAST IPSWICH**
- **THREE DOUBLE BEDROOMS**
- **KITCHEN & UTILITY ROOM**
- **DOUBLE GLAZED & GAS CENTRAL HEATING**

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MARKS & MANN



Broke Hall Gardens, Ipswich

Marks & Mann Estate Agents Ltd are delighted to offer for sale this THREE BEDROOM DETACHED HOUSE located on the popular Broke Hall development in east Ipswich. The property benefits from entrance hallway, cloakroom, lounge, dining room, fitted kitchen and utility room, family bathroom, en-suite off bedroom one and two further bedrooms. Further benefits include double glazing, gas heating via radiators, garage and driveway providing off road parking.

Broke Hall Primary & Copleston High School catchments (subject to availability). Regular bus route into Ipswich town centre. A short walk to local amenities including the Co-operative food store, hairdressers and fish and chip shop on Penshurst Road.

Early viewing is highly recommended to avoid any disappointment.

£385,000 Guide Price

Broke Hall Gardens, Ipswich

Front

Laid to lawn. Block paved driveway providing off road parking for two cars.

Entrance Hallway

Double glazed entrance door to front. Stairs leading to first floor. Laminate style flooring. Under stairs cupboard. Radiator. Doors to:

Cloakroom

Low level WC. Hand wash basin. Tiled splashback. Laminate style flooring. Coved.

Lounge

6.75m x 3.70m (22' 2" x 12' 2")
Double glazed bayed window to front. Feature fireplace with surround. Two radiators. Wall light points. Glazed French doors to rear leading to:

Dining Room

3.48m x 2.95m (11' 5" x 9' 8")
Double glazed French doors to rear. Wooden flooring. Radiator. Coved.

Kitchen

3.48m x 3.28m (11' 5" x 10' 9")
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 over. Tiled splashback. Integrated double Bosch oven with gas hob and extractor hood over. Space for dishwasher. Laminate style flooring. Radiator. Coved. Door to:

Utility Room

2.48m x 1.73m (8' 2" x 5' 8")
Double glazed door to rear. Double glazed window to rear. Sink and drainer unit with mixer tap over. Space for fridge freezer, washing machine. Base level units. Laminate style flooring. Radiator. Door leading to garage.

Landing

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

Bedroom One

4.19m x 3.67m (13' 9" x 12' 0")
Double glazed window to front. Radiator. Coved. door to:

En-suite

Double glazed window to front. Shower cubicle. Low level WC. Hand wash basin. Tiled splashback. Coved. Extractor fan. Radiator. Fully Tiled

Bedroom Two

3.48m x 3.06m (11' 5" x 10' 0")
Double glazed window to rear. Radiator. Coved.

Bedroom Three

3.28m x 3.23m (10' 9" x 10' 7")
Double glazed window to rear. Laminate style flooring. Radiator.

Family Bathroom

Double glazed window to side. Panelled bath with shower over. Low level WC. Hand wash basin. Tiled splashback. Heated towel rail. Coved.

Rear Garden

Laid to lawn. Hedge, tree and shrubs. Patio area. Wooden fencing to sides and rear.



Broke Hall Gardens, Ipswich

Garage

Up and over door. Integral door to rear.

Disclaimer

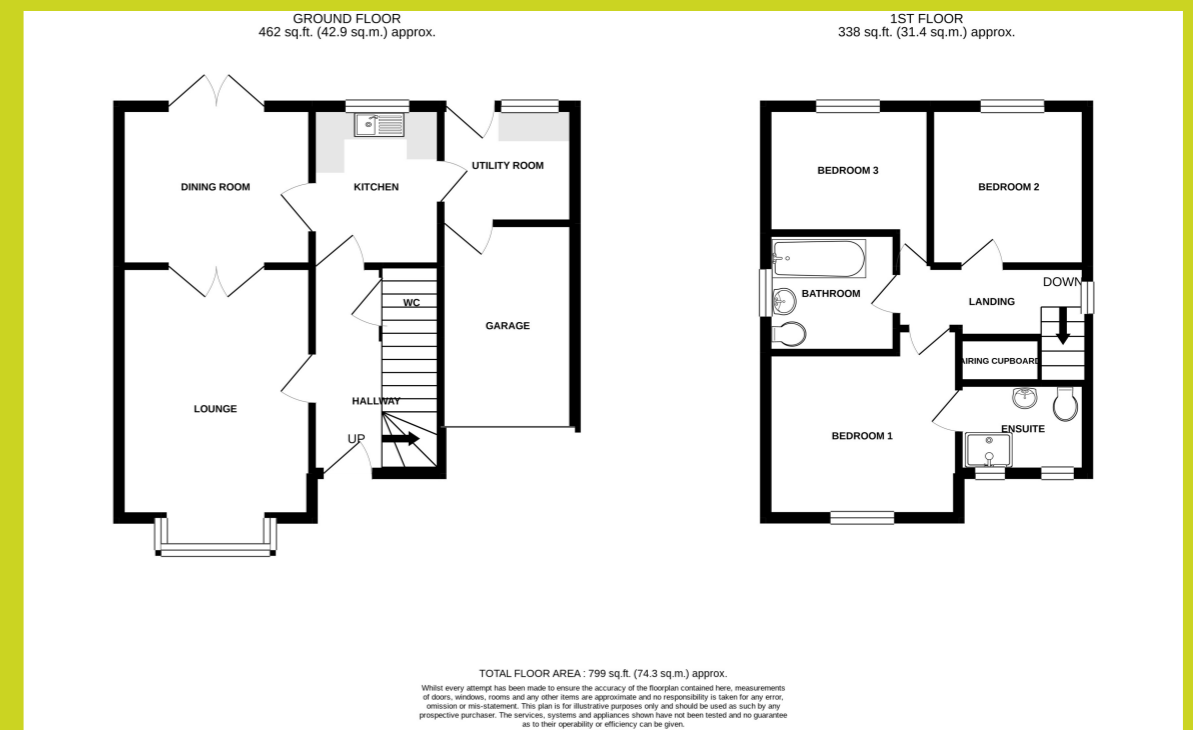
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser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

Council Tax Band

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



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