

- \*\*\* NO ONWARD CHAIN \*\*\*
- OPEN-PLAN KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM, FAMILY BATHROOM AND SHOWER ROOM
- GARAGE, CAR PORT AND OFF ROAD PARKING
- EASY ACCESS TO A12/A14

- SUBSTANTIAL DETACHED, FIVE/SIX BEDROOM FAMILY HOME
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- PRIVATE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE

**MARKS & MANN**



## Murrills Road, Purdis Farm, Ipswich

\*\*\* NO ONWARD CHAIN \*\*\*

Substantial, DETACHED, FIVE-SIX BEDROOM FAMILY HOME across three floors with PRIVATE rear GARDEN, GARAGE, CAR PORT and PARKING. Accommodation comprises entrance hall, OPEN-KITCHEN/BREAKFAST ROOM/CONSERVATORY, sitting room, DINING ROOM and downstairs cloakroom, with three bedrooms, with an EN-SUITE SHOWER ROOM to bedroom one, and family bathroom on the first floor, and three further bedrooms with a shower room on the second floor. An internal viewing is highly advised to appreciate the accommodation on offer.

**£415,000**

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## Entrance hall

Stairs to first floor, doors to the kitchen/breakfast room/conservatory, study and double doors to the sitting room.

## Kitchen/breakfast room/conservatory

Kitchen/breakfast room 2.70m x 3.84m (8' 10" x 12' 7")

Conservatory 2.50m x 3.84m (8' 2" x 12' 7")

Stunning open-kitchen/breakfast room/conservatory with range of matching base and eye level units with worktops over, sink, built-under oven with hob and extractor over, integrated fridge/freezer, dishwasher and space for a washing machine. Breakfast bar with space for bar stools and space for a family dining table. Door to downstairs cloakroom. Open through to the conservatory with French doors and full height windows and a glass roof, providing an abundance of natural light, overlooking and giving access to the rear garden.

## Downstairs cloakroom

Window to rear, hand wash basin and WC.

## Dining room

3.50m x 2.70m (11' 6" x 8' 10") Window to front.

## Sitting room

6.30m x 3.40m (20' 8" x 11' 2") Dual aspect room with a window to front and French doors to rear, overlooking and leading into the garden. Feature fireplace.

## First floor landing

Windows to front and rear, stairs leading to the second floor and doors to three bedrooms and the family bathroom.

## Bedroom one

3.00m x 3.30m (9' 10" x 10' 10") Window to front, fitted wardrobes, door to:

## En-suite shower room

1.50m x 2.30m (4' 11" x 7' 7") Window to side, shower cubicle, hand wash basin and WC.

## Bedroom two

3.40m x 2.89m (11' 2" x 9' 6") Window to front, fitted wardrobes.



## Bedroom three

2.70m x 2.89m (8' 10" x 9' 6" max) Window to rear, overlooking the garden.

## Family bathroom

3.20m x 3.40m (10' 6" x 11' 2") Window to rear, panel enclosed bath, separate shower cubicle, hand wash basin and WC.

## Second floor landing

Velux windows to rear, doors to a further three bedrooms and the shower room, eaves storage.

## Bedroom four

3.00m x 3.86m (9' 10" x 12' 8") Two velux windows to front, eaves storage.

## Bedroom five

2.41m x 3.44m (7' 11" x 11' 3") Two velux windows to front, eaves storage.

## Bedroom six

2.26m x 2.29m (7' 5" x 7' 6") Velux window to rear, fitted wardrobes.

## Shower room

1.67m x 2.48m (5' 6" x 8' 2") Velux window to rear, shower cubicle, hand wash basin and WC.

## Outside

The front of the property has a small front garden, enclosed by hedging, with a path leading to the front door. A shared paved driveway leads to the carport, which in turn leads to the garage, 5.20m x 3.00m (17' 1" x 9' 10") with up and over door, power and light connected. A side gate gives access to the rear garden.

There is a patio area to the immediate rear of the property, ideal alfresco dining and outdoor entertaining with the remainder mainly lawn to lawn with plant and shrub borders, enclosed by brick wall and wooden fencing. A stepping stone path leads to a decking area to the rear of the garden, providing another seating/socialising area.

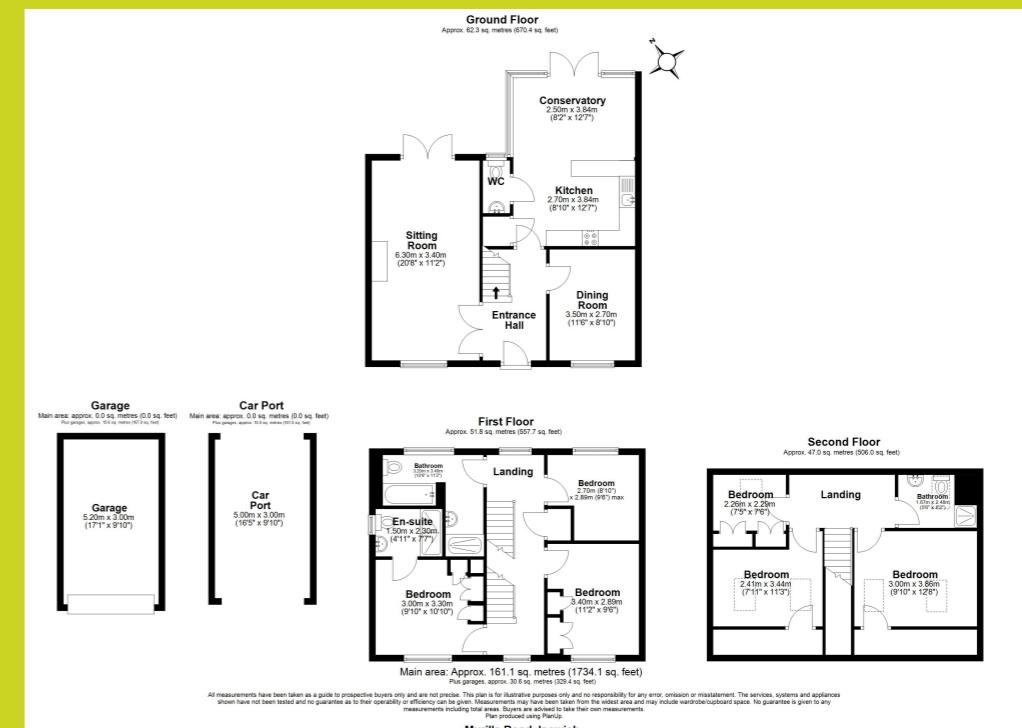
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The above floor plans are not to scale and are shown for indication purposes only.

