

66 Murrills Road, Purdis Farm, Ipswich, Suffolk, IP3 8US



**Freehold**

Guide Price

**£340,000**

Subject to contract

**Garage and parking**

**3 bedrooms**  
Sitting room, kitchen/dining room  
Utility room





Situated within the Copleston High school area is this three double bedroom property with a modernised kitchen/diner

# Some details

## General information

Situated on the popular Purdis Farm Development, which is located to the East side of town, within the desirable Copleston area is this three double bedroom town house with accommodation spread over three floors. The property has a modernised kitchen/diner with integrated appliances, an en-suite to the main bedroom, double glazed windows and gas central heating. There is parking, garage and a rear garden that backs onto a park area.

The reception hall has stairs to the first floor and an understair cupboard. The open-plan kitchen/diner has been modernised throughout and incorporates a range of base units, wall cupboards, work tops and drawers. Integrated appliances include a four-ring induction hob, electric oven, extractor hood, combination microwave, dishwasher and fridge/freezer. From the dining area there are French doors on to the rear garden. The utility room has a further range of base units and a door to the rear garden. There is also a cloakroom with WC and basin.

The first floor landing has stairs to the second floor and doors off. The L-shaped sitting room has two windows to the front. Also to the floor is bedroom three which is a good size double overlooking the rear garden and the family bathroom which comprises a bath, basin and WC.

On the second floor has doors to two further bedrooms, both of which are double. The main bedroom is located to the rear and has a built-in wardrobe. Adjacent to this is a modernised en-suite comprising a shower, basin and WC. Bedroom two is of particularly generous proportions and has two windows to the front and built-in wardrobes.

## Reception hall

## Cloakroom

## Kitchen/dining room

28' 1" x 10' 6" (8.56m x 3.2m)

## Utility room

7' 3" x 7' 1" (2.21m x 2.16m)

## First floor landing

## Sitting room

14' 3" x 10' 6" (4.34m x 3.2m) plus  
7' 5" x 6' 1" (2.26m x 1.85m)

## Bedroom three

10' 6" x 10' 1" (3.2m x 3.07m)

## Bathroom

6' 11" x 6' 6" (2.11m x 1.98m)

## Second floor landing

## Bedroom one

12' 1" x 10' 6" (3.68m x 3.2m)

## Ensuite

6' 11" x 5' 6" (2.11m x 1.68m)

## Bedroom two

17' 10" x 8' 10" (5.44m x 2.69m)

## Outside

To the front of the property there is a small open-plan garden which is predominantly laid to shingle. A driveway to the side provides parking for two vehicles and this leads to a detached garage with up/over door and measures approximately 17' x 8'6".

To the rear of the property is a landscaped garden which is laid predominantly to lawn with a patio area.

## Location

Purdis Farm is situated on the eastern outskirts of Ipswich within easy reach of the A12/A14 trunk road. Also within easy reach are Sainsbury and Waitrose supermarket and a nearby retail park that offers a wide range of family friendly restaurants and amenities. The property is also situated within the popular Copleston High School area.

## Important information

Council Tax Band - D

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

Tenure - Freehold

EPC rating - C

Our ref - SDG

## Directions

From Ipswich town centre proceed out in an easterly direction along Felixstowe Road. At the roundabout with St. Augustine's Church directly in front of you take the third exit on to the continuation of Felixstowe Road. At the Sainsbury's roundabout turn left and at then follow the road around to the right onto Murrills Road. Proceed along where the property can then be found on the left identified by a Fenn Wright board.

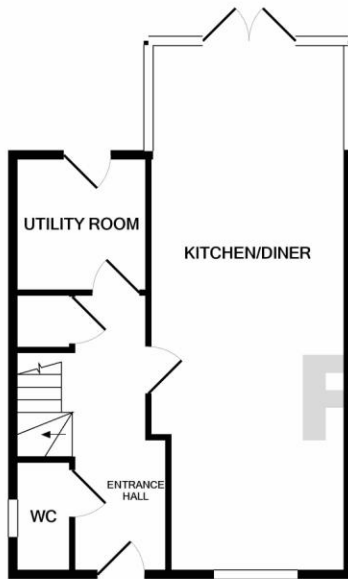
## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

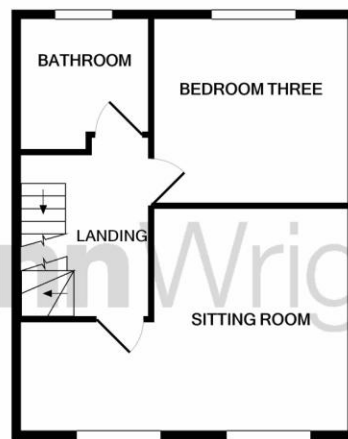
# fennwright.co.uk

## Viewing

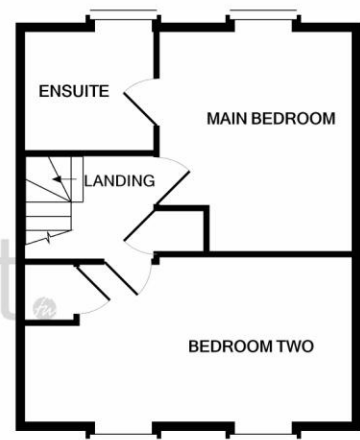
To make an appointment to view this property please call us on 01473 232 700



GROUND FLOOR



1ST FLOOR



2ND FLOOR

To find out more or book a viewing

**01473 232 700**

**fennwright.co.uk**

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

#### Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

