

4 Mount Drive, Purdis Farm, Ipswich, IP3 8UU



Freehold

Guide Price

£300,000

Subject to contract

No onward chain

3 bedrooms
2 reception rooms
Playroom/study



Situated on the popular Purdis Farm development is this detached house offering a garage which has been converted to create a playroom/study

Some details

General information

Situated on the popular Purdis Farm Development to the East side of Ipswich is this three bedroom detached house which offers excellent access to the A12/A14 trunk roads and falling within the sought-after Copleston High School area. The property is offered with no onward chain and has a garage conversion to create a playroom/study with further accommodation including two reception rooms, first floor bathroom and a south-facing garden. There is also double glazing and gas central heating (not tested).

The entrance porch has door to the sitting room with a box bay window, double doors to the dining room and an archway to the hall with stairs off and door to the study/playroom. The dining room has patio doors to the garden and door to the kitchen with a window and door to rear, a range of base and eye-level units, work surfaces, sink, hob, oven, extractor and space for further appliances. The study/playroom has a door to the remainder of the garage.

The landing has window to side, airing cupboard and doors to the three bedrooms and bathroom. Bedroom one is located to the front and has wardrobe. Bedroom three is also located to the front and bedroom two overlooks the rear and has a wardrobe. The bathroom has a window to the rear and suite of bath, basin, WC and towel rail.

Entrance porch

Sitting room

14' 6" x 10' 4" (4.42m x 3.15m)

Dining room

9' 1" x 7' 11" (2.77m x 2.41m)

Kitchen

9' 2" x 7' 11" (2.79m x 2.41m)

Playroom/study

8' x 7' 10" (2.44m x 2.39m)

Landing

Bedroom one

11' 6" x 10' 1" (3.51m x 3.07m)

Bedroom two

10' 1" x 8' 8" (3.07m x 2.64m)

Bedroom three

8' 6" x 8' 3" (2.59m x 2.51m)

Bathroom

7' 6" x 6' 4" (2.29m x 1.93m)

Outside

To the front the garden is laid to lawn with flower and shrub borders. There is a driveway providing parking for one car.

The rear garden has a patio area to the immediate rear of the house with the remainder of the garden laid to lawn with shrub borders. There is a garden shed which we understand is to remain

Location

Mount Drive is on the eastern outskirts of the town and provides good access to a range of leisure facilities and shops including Sainsbury's, John Lewis and Waitrose. The property is also conveniently situated for the A12/A14 trunk roads.

Important information

Council Tax Band - C

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

Tenure - Freehold

EPC rating - D

Our ref - SHA

Directions

Head out of Ipswich in an easterly direction along Felixstowe Road. At the St. Augustine's Church roundabout take the third exit onto the continuation of Felixstowe Road. At the next roundabout, with Sainsbury's on the left, take the first exit and proceed into Murrills Road. Take the second right into Mill Road Drive and then the next right into Mount Drive where the property will be found on the left hand side identified by a Fenn Wright board.

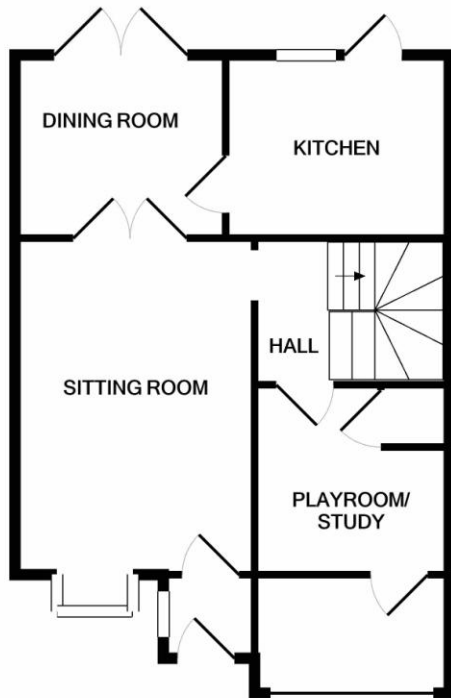
Further information

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

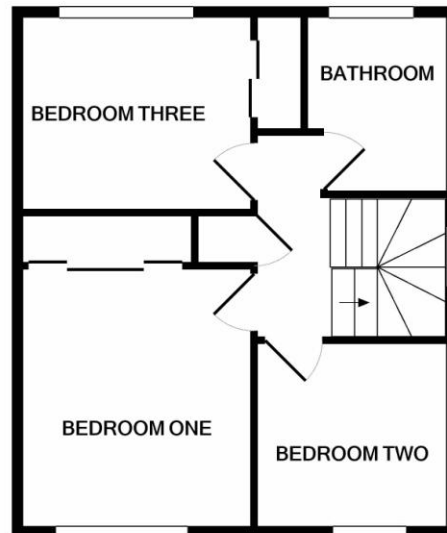
fennwright.co.uk

Viewing

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



GROUND FLOOR



FIRST 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 necessarily 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 Tollygate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

