



22 Mill Road Drive | Purdis Farm | Ipswich | IP3 8UT

Guide Price: £390,000

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22 Mill Road Drive, Purdis Farm, Ipswich, IP3 8UT

“An exciting opportunity to acquire this four-bedroom detached family home enjoying a cul-de-sac position & within easy reach of a park with newly installed children’s play area.”

Description

A delightful four-bedroom detached family home situated on the popular Warren Heath development to the eastern outskirts of Ipswich.

The accommodation comprises: entrance hall, lounge, kitchen/dining room, utility room, cloakroom, conservatory, first floor landing, four bedrooms, en-suite to the master bedroom and family bathroom.

The property benefits from gas fired central heating, double glazing, a good size kitchen/diner with conservatory off and four good size bedrooms, all of which benefit from fitted wardrobes.

Outside to the front is a block paved driveway providing off-road parking and access to the single garage. Pedestrian gates give access to the rear garden which is enclosed and mainly laid with lawn with a patio and brick barbecue.

About the Area

The thriving town of Ipswich is set on the estuary of the River Orwell and has undergone an extensive gentrification programme in recent years, mainly around the waterfront and has become a popular “commutable” town to London. Ipswich is the county town of Suffolk and offers a wide variety of shopping, commercial and leisure facilities including a full range of sports clubs and societies, restaurants and high street stores. There is an excellent choice of schooling within both the state and private sectors.

Excellent sailing and golfing facilities are both available nearby or on the popular Suffolk Heritage Coast. Ipswich provides good access to various road networks via the A12 to the South with links to London and the M25 and via the A14 to The Midlands and M11. The railway station provides mainline railway links to London’s Liverpool Street with an approximate journey time of sixty-five minutes.

The accommodation comprises:

UPVC front door with side panel to:

Entrance Hall

Radiator, stairs to first floor, coved ceiling and door to:

Lounge Approx 13'11 x 13'2 (4.24m x 4.01m)

Bay window to front elevation, radiator, coved ceiling, wood-effect flooring and door to:

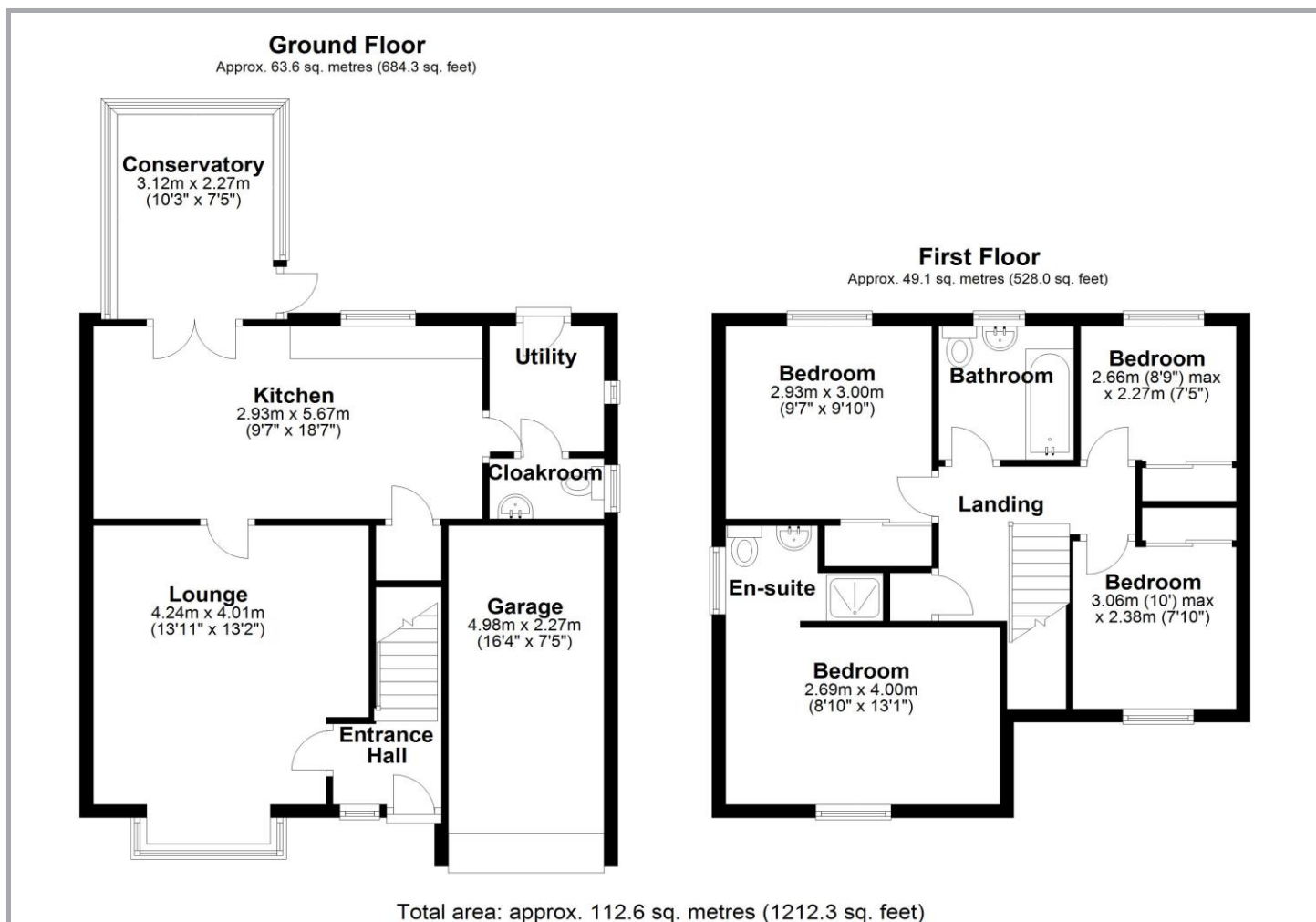
Kitchen/Diner Approx 18'7 x 9'7 (5.67m x 2.93m)

Comprising one and a half bowl stainless steel sink unit with mixer tap over, work surfaces with base cupboards and drawers under, matching eye-level units, tiled splash backs, space for dishwasher, integrated fridge/freezer, built-in Belling range style cooker with five ring gas hob, Belling extractor fan over, built-in under stair storage cupboard, radiator, tiled floor, window to rear elevation, French doors opening to the conservatory and door to:

Utility Room

Work surfaces with base cupboards and drawers under, tiled splash backs, radiator, wall-mounted gas boiler, tiled flooring, part-glazed door to outside and door to:





Cloakroom

Comprising low-level flushing w.c, wall-mounted hand wash basin, tiled splash back, frosted window to side elevation, wood-effect flooring and coved ceiling.

Conservatory Approx 10'3 x 7'5 (3.12m x 2.27m)

Glazed on three sides with tiled flooring, spot-lights and door to outside.

First Floor Landing

Access to loft, built-in airing cupboard with hot water cylinder and slatted shelving, coved ceiling and doors to:

Bedroom Approx 13'1 x 8'10 (4.00m x 2.69m)

Two windows to front elevation, radiator, coved ceiling, built-in mirror fronted wardrobes, wood-effect flooring and door to:

En-Suite Shower Room

Comprising fully tiled shower cubicle, low-level flushing w.c, pedestal hand wash basin with tiled splash back, extractor fan and frosted window to side elevation.

Bedroom Approx 9'10 x 9'7 (3.00m x 2.93m)

Window to rear elevation, radiator and built-in mirror fronted wardrobes.

Family Bathroom

Comprising panel bath with mixer tap and wall-mounted shower over, vanity sink unit, low-level flushing w.c, fully tiled walls, heated towel ladder, extractor fan, wall-light with shaver socket, frosted window to rear elevation and tiled floor.

Bedroom Approx 8'9 max x 7'5 (2.66m max x 2.27m)

Window to rear elevation, radiator, coved ceiling and built-in mirror fronted wardrobes.

Bedroom Approx 10' max x 7'10 (3.06m max x 2.38m)

Window to front elevation, radiator, coved ceiling and mirror fronted built-in wardrobes.

Outside

To the front of the property is a block paved driveway providing off-road parking and access to the single garage. To both sides of the property are pedestrian gates which provide access to the rear garden.

The rear garden is enclosed and mainly laid to lawn with a covered patio, hammock post and brick barbeque. There is also an outside tap and courtesy lighting.



Disclaimer

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Energy performance certificate (EPC)		
22 Mill Road Drive Purdus Farm IP39 6WGH IP3 6UR	Energy rating C	Valid until: 4 January 2032 Certificate number: 0370-2554-5190-2202-3225

Property type: Detached house

Total floor area: 107 square metres

Rules on letting this property

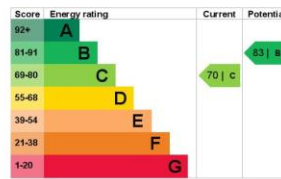
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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