



Palmer & Partners



Essex Way, Purdis Farm, Ipswich,
Suffolk, IP3 8SN
Asking Price £325,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

- Detached Property
- Three Bedrooms
- Converted Garage Into Additional Living Space
- Gas Central Heating & Double Glazing
- Off-Road Parking For Several Vehicles
- Enclosed Rear Garden



This three-bedroom detached property is located on the Purdis Farm development on the outskirts of east Ipswich. Well-presented throughout the garage has been converted to incorporate a further living space and the property benefits from gas central heating, double-glazing, driveway providing off-road parking for several vehicle and low maintenance front and rear gardens. As agents, we recommend the internal viewing to appreciate the

accommodation on offer which comprises entrance porch, living room, office (garage conversion), dining room and kitchen whilst to the first floor are three bedrooms and a modern fitted bathroom with both a shower and separate bath. Purdis Farm is a sought-after development situated to the East of Ipswich offering an abundance of local amenities including supermarkets, retail parks, restaurants, bus routes and excellent access to the A12 / A14 commuter road links.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and

restaurants, together with the University of Suffolk.

Outside – Front: The driveway provides off-road parking for several vehicles and there is side access with gate into the rear garden.

Front Door: Into:

Porch: Door into:

Living Room: 14'5" x 10'5" (4.4m x 3.18m) Double-glazed window to the front aspect, feature fireplace, laminate flooring, radiator and stairs leading off to the first floor. Opening through



to dining room and door to the office.

Office: 12'1" x 7'3" (3.68m x 2.2m) Converted garage. Double-glazed window to the front aspect, radiator, laminate flooring, understairs storage with space and plumbing for washing machine.

Dining Room: 9'1" x 8'1" (2.77m x 2.46m) Double-glazed french doors leading out to the rear garden, laminate flooring, radiator and opening through to:

Kitchen: 9'2" x 8'1" (2.8m x 2.46m) Double-glazed window to the rear aspect and door to outside, fitted with a matching range of modern eye and base level units with worktops, tiled splashbacks, sink and drainer, built-in gas hob, electric oven, extractor, space and plumbing for dishwasher, space for fridge freezer and radiator.

Landing: Double-glazed window to the side aspect, loft access with a pull-down ladder and cupboard housing the gas combi boiler.

Bedroom One: 11'5" x 10'2" (3.48m x 3.1m) Double-glazed box bay window to the front aspect, built-in wardrobes and radiator.

Bedroom Two: 10' x 8'9" (3.05m x 2.67m) Double-glazed window to the rear aspect, built-in wardrobe and radiator.

Bedroom Three: 8'7" x 8'2" (2.62m x 2.5m) Double-glazed window to the front aspect and radiator.

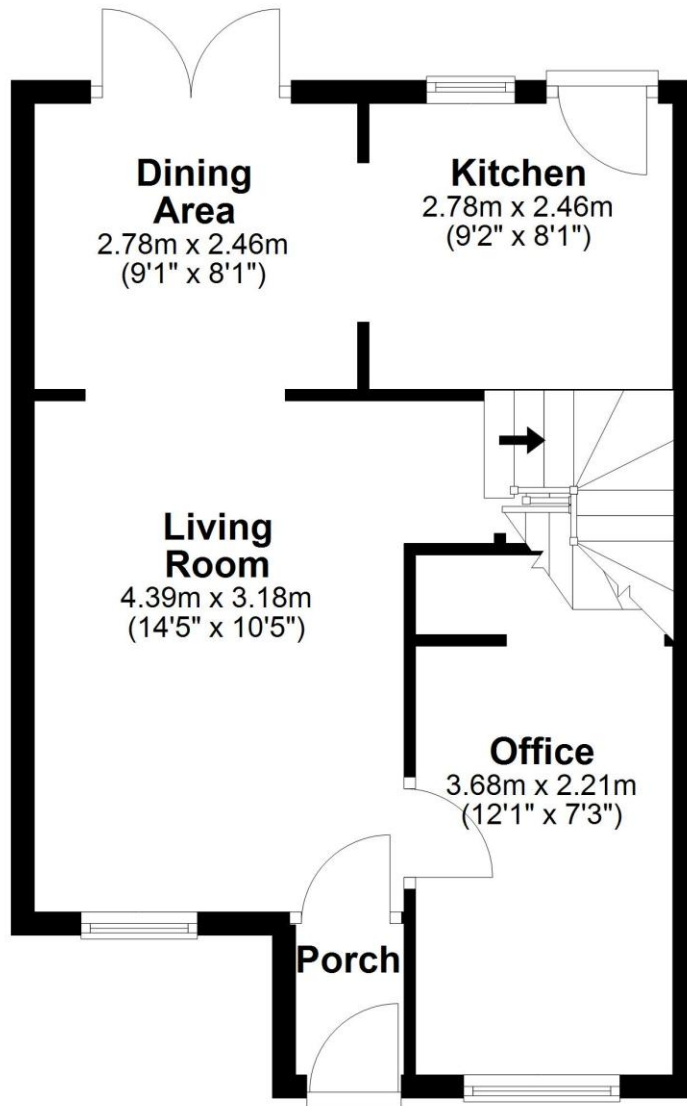
Bathroom: 8'1" x 6'5" (2.46m x 1.96m) Double-glazed frosted window to the rear aspect, four-piece suite comprising panel

enclosed bath with shower attachment, shower cubicle with overhead shower, WC and hand wash basin with unit under, part tiled walls and towel radiator.

Outside – Rear: The low maintenance rear garden is enclosed by a brick wall on one side and fencing to the rear and other side, there is a decking area, part of which is covered, an additional area which is laid with patio slabs and the remainder laid with artificial grass.

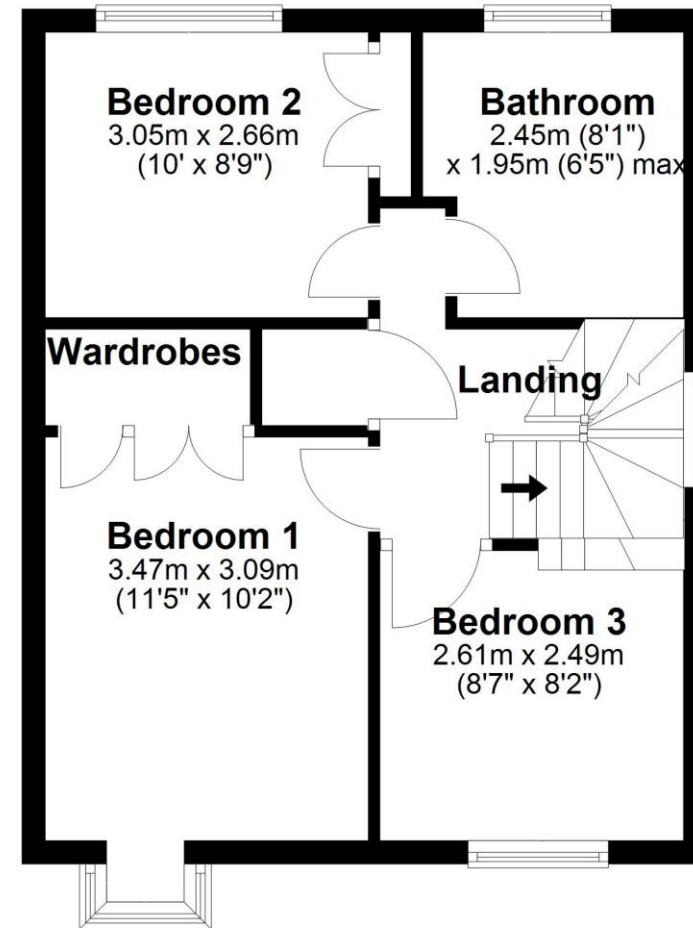
Ground Floor

Approx. 43.3 sq. metres (466.2 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.5 sq. feet)



Total area: approx. 81.8 sq. metres (880.7 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

3 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: To be confirmed

Council Tax Band: C



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com