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Meadow Crescent, Purdis Farm,
Ipswich, Suffolk, IP3 8GD
Offers in excess of £325,000

Palmer & Partners

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- No Onward Chain
- Purdis Farm Development
- Broke Hall Primary & Copleston High School catchments
- Semi-Detached Townhouse
- Three Double Bedrooms
- 27ft Open-Plan Kitchen/Living
- Separate Lounge with Study Area
- Bathroom & En-Suite Shower Room
- Three Parking Spaces & Detached Garage
- Backs onto Suffolk Showground
- Boiler Just Three Years Old

This well-presented three-bedroom semi-detached townhouse offers flexible accommodation arranged over three floors and is quietly positioned at the end of a cul-de-sac on the highly regarded Purdis Farm development. Backing directly onto the Suffolk Showground, the property enjoys a pleasant, semi-rural outlook. The home falls within the catchment areas for both Broke Hall Primary School and Copleston High School, offers beautiful woodland walks, being part of the Sandlings Coastal Way, and cycling friendly routes to Felixstowe and Levington, whilst both Waitrose and Sainsbury's are

within walking distance. The property is being offered for sale with no onward chain and comes with three allocated parking spaces, a detached garage, and a modern boiler installed just three years ago. We strongly advise an early internal viewing to appreciate the standard and space of the accommodation. The layout includes an entrance hall, cloakroom, utility room, and a striking 27ft open-plan kitchen/diner/family room on the ground floor. The first floor features a landing, family bathroom, a generous double bedroom, and a lounge incorporating a study area.



The second floor hosts two further well-proportioned double bedrooms, one enjoying the advantage of an en-suite shower room.

Entrance Hall: The hallway features a built-in cupboard, laminate beech-effect flooring, radiator, and a turning staircase with understairs cupboard.

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin with tiled splashback, along with a radiator and an opaque window to the side aspect.

Utility Room: 7'3" x 6'9" (2.2m x 2.06m) The utility is fitted with eye and base units complete with a square edge work surface

incorporating a sink and drainer. There is space and plumbing for a washing machine, a radiator, tiled flooring, and a door providing access to the rear garden.

Kitchen/Diner/Family Room: 27'7" x 10'6" (8.4m x 3.2m) This impressive open-plan room offers two well-defined areas, creating a superb space for modern living. The kitchen is equipped with contemporary eye and base cupboards including display cabinets, and drawers all enhanced by solid oak worktops, a composite sink and drainer, and tiled splashbacks. An integrated oven and five-ring gas hob with a substantial extractor hood sit



alongside space for a fridge freezer and dishwasher. Additional features include tiled flooring, inset spotlights, a radiator, and a front facing window. A peninsular island provides a natural divide between the kitchen and the spacious living/dining area, which enjoys laminate beech-effect flooring, a radiator, French doors to the rear garden, two rear windows, and roof windows that allow an abundance of natural light to pour in.

First Floor Landing: A turning staircase rises to the second floor.

Family Bathroom: A three-piece suite comprising a bath with shower over and folding shower screen, close-couple WC and

vanity hand wash basin with storage beneath, along with a heated towel rail, part tiled walls, and an opaque window to the rear aspect.

Bedroom: 10 x 8'5" (10 x 2.57m) Window overlooking the rear garden with views across the showground, a radiator, laminate oak wooden flooring, and a range of fitted wardrobes spanning one wall.

Lounge: 14'2" x 10'6" (4.32m x 3.2m) Window to the front aspect, a radiator, laminate oak wooden flooring, and a separate study area.

Study Area: 6'11" x 6'9" (2.1m x 2.06m) Window to the front aspect,



a radiator, and laminate oak wooden flooring.

Second Floor Landing: Built-in cupboard and a radiator.

Bedroom: 15'11" x 9 (4.85m x 9) Two windows to the front aspect, two radiators, laminate oak wooden flooring, access to the loft, and a built-in wardrobe and cupboard.

Bedroom: 12'1" x 10'6" (3.68m x 3.2m) Window overlooking the rear garden with views across the showground, a radiator, bamboo flooring, and a door leading to:

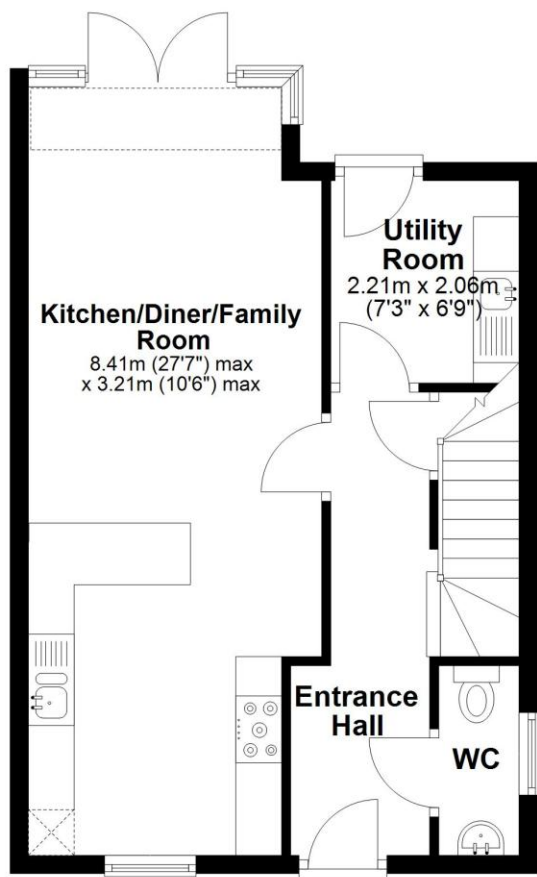
En-Suite Shower Room: A three-piece suite comprising a shower enclosure with folding door, close-couple WC and hand wash basin, along with a heated towel rail, part

tiled walls, and an opaque window to the rear aspect.

Outside: The front garden is neatly laid to lawn with mature shrubs, and a side gate leads through to the rear garden. A detached garage is positioned close by with three off-road parking spaces directly in front. The rear garden enjoys a wonderfully private setting, backing onto the Suffolk Showground and benefiting from an unspoilt, non-overlooked aspect. Predominantly laid to lawn, it features a patio area, greenhouse, flowerbeds, and a selection of shrubs, along with a lilac, plum and apple tree. The garden is fully enclosed by fencing.

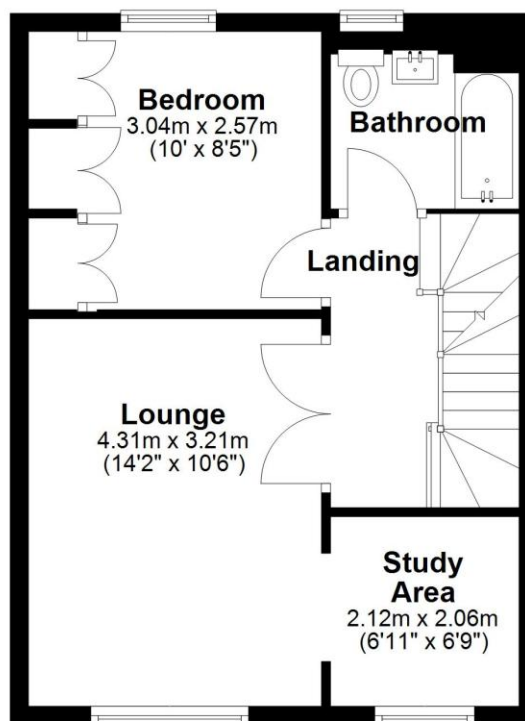
Ground Floor

Approx. 46.0 sq. metres (495.1 sq. feet)



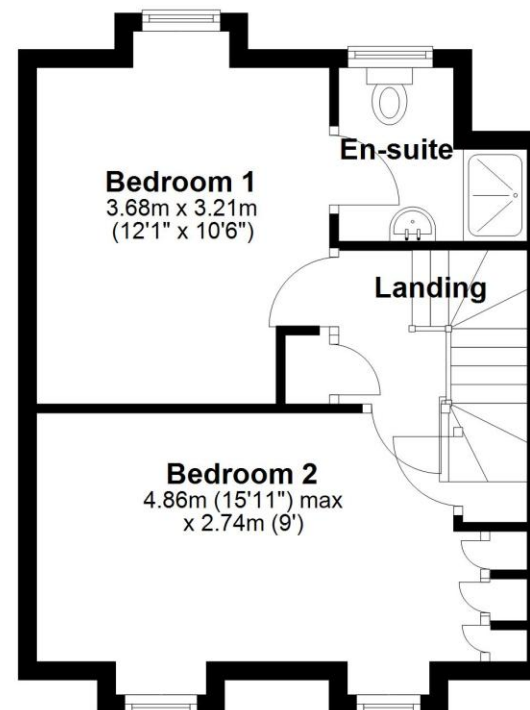
First Floor

Approx. 40.0 sq. metres (430.1 sq. feet)



Second Floor

Approx. 35.3 sq. metres (379.6 sq. feet)



Total area: approx. 121.2 sq. metres (1304.8 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, 2 Bathroom, 1 Reception,

EPC Rating: B

Council Tax Band: D



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