



Penny Lane, Purdis Farm, Ipswich, IP3 8UX

Guide Price £285,000 Freehold

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SUMMARY

A superbly presented three bedroom attached family home of deceptively generous proportions and featuring an integral garage, located in a desirable cul-de-sac position on the favourite Purdis Farm development to the Eastern fringes of Ipswich within the requested Copleston School catchment area (2025-2026).

The stylish and comfortable accommodation, which has undergone many improvements and remodelling under its current ownership, briefly comprises; hallway, sitting and dining room, fitted kitchen and excellent conservatory on the ground floor, with landing, three decent sized bedrooms and a contemporary family bathroom on the first floor. To the outside the frontage provides ample driveway parking and access to the integral garage, whilst to the rear there is an attractive enclosed private garden. Further benefits include, internal access to garage, double glazing, modernised bathroom, upgraded conservatory, updated heating system. Early viewing is highly advised.



DOUBLE GLAZED TO HALLWAY

HALLWAY

Double glazed window to side, internal door to garage, door to lounge.

LOUNGE

10' 6" x 14' 7" approx. (3.2m x 4.44m) Double glazed box bay window to front, radiator, built-in cupboard, BT Openreach point, Virgin Broadband point, television point, recess and stairs rising to first floor, wood effect flooring, opening through to dining room.



DINING ROOM

9' 4" x 8' 1" approx. (2.84m x 2.46m) Double glazed patio style door to conservatory, radiator, wood effect flooring, door to kitchen.

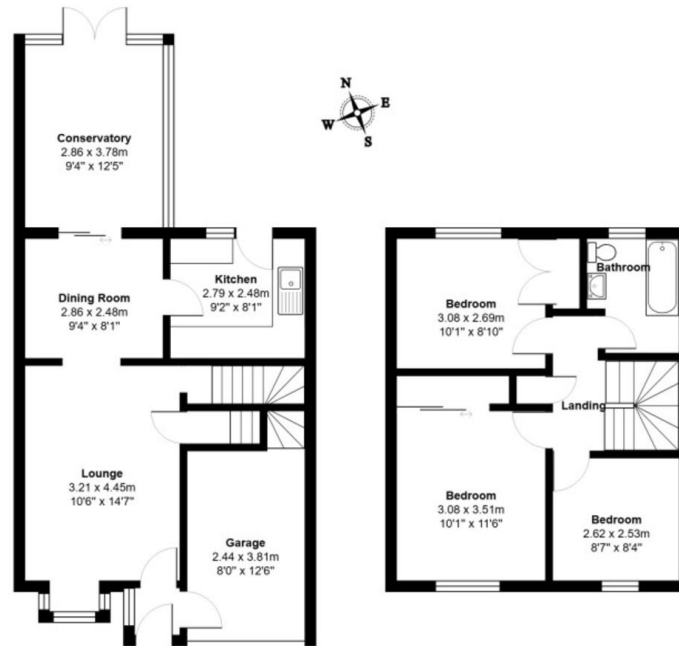
KITCHEN

9' 2" x 8' 1" approx. (2.79m x 2.46m) Double glazed window to rear, double glazed door to rear garden, a range of classic style base and eye level fitted cupboard and drawer units, wood effect work surfaces, inset stainless steel sink drainer unit with mixer tap, built-in electric oven and grill, inset electric hob with extractor over, tiled splash backs, under counter space for washing machine, slate effect tiled floor.



CONSERVATORY

9' 4" x 12' 5" approx. (2.84m x 3.78m) Set on brick and double glazed to two aspects with a pitched and tinted glazed roof, radiator, wood effect flooring, French doors opening out to garden.



Total Area: 98.8 m² ... 1064 ft²

STAIRS RISING TO FIRST FLOOR

LANDING

Loft access to part boarded loft space with light housing wall mounted gas fired combination boiler, built-in cupboard, doors to.

BEDROOM ONE

10' 1" x 11' 6" approx. (3.07m x 3.51m) Double glazed window to rear, radiator, built-in wardrobe.

BEDROOM TWO

10' 1" x 8' 10" approx. (3.07m x 2.69m) Double glazed window to rear, radiator, built-in wardrobe.

BEDROOM THREE

8' 7" x 8' 4" approx. (2.62m x 2.54m) Double glazed window to front, radiator.

BATHROOM

Obscure double glazed window to rear, chrome heated towel rail, panel bath with mixer tap and thermostatic fixed head shower over with separate rinser, mounted hand-wash basin with mixer tap and cupboard under, low level WC with concealed cistern and vanity surface atop, Metro style tiled splash backs, pattern tiled floor, inset ceiling lights, extractor fan.

OUTSIDE

The frontage consists of a brick paved and tarmac driveway which provides off-road parking and access to the integral garage. The attractive enclosed rear garden is mainly laid to mature lawn with brick paved entertainment patio, and secondary paved patio to capture the sun at different times of the day.

GARAGE

8' x 12' 4" approx. plus recess (2.44m x 3.76m) Up and over entry door, mains power and lighting.

EAST SUFFOLK COUNCIL

Tax band C - Approximately £1,900 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

Ravenswood and Broke Hall primary schools, Ipswich Academy and Copleston secondary schools.

DIRECTIONS

Leaving Ipswich town centre and heading east on Fore Hamlet/A1156 towards Limington Ct, continue to follow A1156, at the roundabout, take the 3rd exit onto Felixstowe Rd/A1156, at the roundabout, take the 1st exit onto Laura Ashley/Murrills Rd, continue to follow Murrills Rd, turn right onto Mill Rd Dr, turn left onto Routh Ave, turn right onto Penny Ln, the destination will be on the left.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

CONSUMER PROTECTION REGULATIONS 2008

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Penny Lane Purdis Farm IPSWICH IP3 8UX	Energy rating C	Valid until:	8 May 2035
		Certificate number:	0056-1209-5705-3810-1404
Property type		Mid-terrace house	
Total floor area		76 square metres	



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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