



Rowan Close, Purdis Farm Ipswich IP3 8UN

welcome to

Rowan Close, Purdis Farm Ipswich

****STUNNING FOUR BEDROOM DETACHED HOME **FAMILY ROOM**OFFICE **LIVING ROOM **KITCHEN/DINER **CLOAKROOM **LAUNDRY ROOM
**FOUR BEDROOMS **EN-SUITE ** FIRST FLOOR BATHROOM **GARAGE **OFF ROAD PARKING **GOOD SIZE REAR GARDEN **POTENTIAL ANNEX
VIEWINGS HIGHLY RECOMMENDED



Entrance Door Into-

Hallway

- **Stairs to first floor
- **Under stairs cupboard
- **Shoe & storage drawer

Family Room

- 15' 7" x 8' 7" (4.75m x 2.62m)
- **Double glazed windows to both sides
- **Built in media unit with cupboards and shelving

Office

- 11' 8" x 9' 3" (3.56m x 2.82m)
- **Double glazed windows to both sides
- **Fully fitted office furniture

Living Room

- 19' 6" Max x 10' 6" Max (5.94m Max x 3.20m Max)
- **Double glazed bay window to the front
- **Aluminium French doors to the rear
- **Feature fireplace.

Laundry Room

- 10' 8" x 5' (3.25m x 1.52m)
- **Double glazed door to the side
- **Work surface with under space for white goods
- **Built in storage
- **Sink unit with mixer tap over

Cloakroom

- **Obscured double glazed window to the rear
- **W/C
- **Wash hand basin

Dining Room

- 13' 8" x 13' 1" (4.17m x 3.99m)
- **Recess through to-

Kitchen

- 13' 5" x 13' 2" (4.09m x 4.01m)
- **Vaulted skylight window
- **Double glazed window to the rear
- **Double glazed bi-fold doors to the side

- **Sink unit with Quooker tap over
- **Work surface with under cupboards and drawers with matching base units
- **Built in hob, double oven and extractor hood
- **Separate Island with drawers
- **Built in dishwasher, full height fridge, full height freezer, breakfast pantry and two larder units
- **Spotlights

Landing

- **Access to loft

Main Bedroom

- 12' 5" Max x 12' 3" (3.78m Max x 3.73m)
- **Double glazed window to the front

Dressing Area

- 6' 9" x 4' 8" (2.06m x 1.42m)
- **Built in hanging and drawers
- **Double glazed window to the side

En-Suite

- **Walk in double shower cubical
- **Large designer sink unit
- **Low level W/C
- **Obscured double glazed window to the front

Bedroom Two

- 12' 4" x 10' 7" (3.76m x 3.23m)
- **Double glazed window to the front
- **Built in double wardrobe

Bedroom Three

- 9' 10" x 8' 2" (3.00m x 2.49m)
- **Double glazed window to the rear

Bedroom Four

- 8' 8" x 6' 10" (2.64m x 2.08m)
- **Double glazed window to the rear

Bathroom

- **Enclosed bath with shower over
- **Wash hand unit
- **Low level W/C
- **Obscured double glazed window to the rear

External

- **Paved driveway to allow off road parking
- **Enclosed rear garden
- **Mainly laid to lawn
- **Brick paved seating area
- **Additional seating area
- **Out building to remain

Garage

- **Electric roller door
- **Power and light
- **EV charger



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welcome to

Rowan Close, Purdis Farm Ipswich

- Broke hall primary & Copleston high school catchments
- Completely renovated to a high standard
- Flush fit replacement windows throughout
- External doors are all either composite or aluminium.
- Alarm and security cameras

Tenure: Freehold EPC Rating: D
Council Tax Band: E

offers in excess of

£550,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPW103794 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01473 721965



IpswichEast@williamhbrown.co.uk



33 Woodbridge Road East, IPSWICH, Suffolk,
IP4 5QN



williamhbrown.co.uk