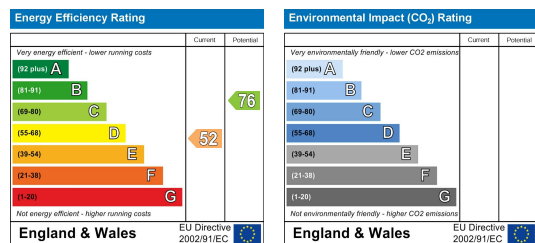


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 9 Berry Close, Ipswich IP3 8SP

£400,000

NO CHAIN - HAMILTON SMITH IPSWICH are pleased to offer this FOUR bedroom DETACHED FAMILY HOUSE situated on the popular Warren Heath development, within walking distance to Sainsbury's and easy access to Ipswich town centre, A14 and A12. Presented in EXCELLENT decorative order throughout and benefits from a modern fitted kitchen, large lounge, dining room, cloakroom, 1st floor bathroom, en-suite, double glazed windows, gas central heating, off road parking, garage and enclosed rear gardens.



### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

## 9 Berry Close, Purdis Farm, Ipswich, IP3 8SP

### Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

### Door to

### ENTRANCE HALL:

### CLOAKROOM:

### LOUNGE: 17'6 x 12'5 (5.33m x 3.78m )

Double glazed bay window to front, feature gas coal effect real flame fire, radiator, through to...

### DINING ROOM: 8'9 x 8'4 (2.67m x 2.54m)

Double glazed patio doors to rear and radiator.

### KITCHEN: 10'6 x 8'5 (3.20m x 2.57m)

Double glazed window to rear, range of wall and base units, sink and drainer, worktops, built in electric oven and gas hob with an extractor over, integrated dishwasher, tiled flooring, through to...

### UTILITY:

Range of matching wall and base units, worktops, space for appliances and door to outside.

### 1st FLOOR:

Doors off, airing cupboard.

### BEDROOM ONE: 12'2 x 11'6 (3.71m x 3.51m)

Double glazed window to front, built in wardrobes, radiator, door to...

### EN-SUITE:

Double glazed window to side, tiled shower cubicle with glass screen, W.C, hand wash basin with a vanity unit under and a radiator.

### BEDROOM TWO: 11'10 x 11'6 (3.61m x 3.51m)

Double glazed window to front, built in wardrobes and a radiator.

### BEDROOM THREE: 11 x 9'7 (3.35m x 2.92m)

Double glazed window to rear and a radiator.

### BEDROOM FOUR: 10'4 x 9'7 (3.15m x 2.92m)

Double glazed window to rear and a radiator.

### BATHROOM:

Double glazed window to rear, bath, W.C, hand wash basin, part tiled walls and a radiator.

### OUTSIDE:

The front is open plan with off road parking for 2 cars and access to the integral garage, side access to the rear via a gate. To the side is a range of mature shrubs.

To the rear is a well cared for garden with a lawn, patio, large shed and further patio and railway sleepers. Fence and brick wall boundary.

### IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

