



CharlesWright

PROPERTIES

Selling Properties the Wright Way



4 Blackthorn Close

Purdis Farm, Ipswich, IP3 8SR

Guide price £270,000



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Discription

An immaculately presented two bedroom semi-detached house with off road parking and secluded rear garden. Inside the accommodation comprises of an entrance hall, sitting room and modern kitchen/breakfast complimented by two bedrooms and the bathroom upstairs. There is double glazing and gas central heating throughout.

Location

The property is situated on the eastern outskirts of the town in an area known as Purdis Farm. Located within the popular Copleston High School area the property also has good access to the A12/A14 along with a wide range of local amenities which includes both Sainsburys and Waitrose supermarket, a nearby retail park and an array of family-friendly restaurants.

Entrance hall

Double glazed door to front, radiator and stairs to first floor.

Sitting room

13'05 x 10'02 (4.09m x 3.10m)

Double glazed window to front, radiator and wood effect flooring.

Kitchen/breakfast room

13'03 x 9'02 (4.04m x 2.79m)

Double glazed double doors and window to rear, gloss eye level and base units with worktops above, space for fridge/freezer, space for washing machine and tumble dryer, integrated dishwasher, understairs storage, cupboard housing the boiler, radiator and tiled flooring.

First floor landing

Carpet flooring, airing cupboard and radiator.

Bedroom one

13'03 x 9'03 (4.04m x 2.82m)

Two double glazed windows to front, fitted double wardrobe, radiator and carpet flooring.

Bedroom two

11'03 6'08 (3.43m 2.03m)

Double glazed window to rear, radiator and carpet flooring.

Bathroom

6'02 x 5'06 (1.88m x 1.68m)

Double glazed window to rear, white gloss vanity unit with wash basin, low level wc, panelled bath with shower above, chrome heated towel rail and tiled flooring.

Services

We understand mains gas, electric, water and drainage are connected.

Tenure: Freehold

EPC rating: D

Council tax: B

Outside and gardens

To the front of the property there is a driveway providing off road parking and a gate leading to the rear garden. The garden is enclosed by fencing, mainly laid to lawn with flower beds, a patio area and benefits from a shed.



Road Map



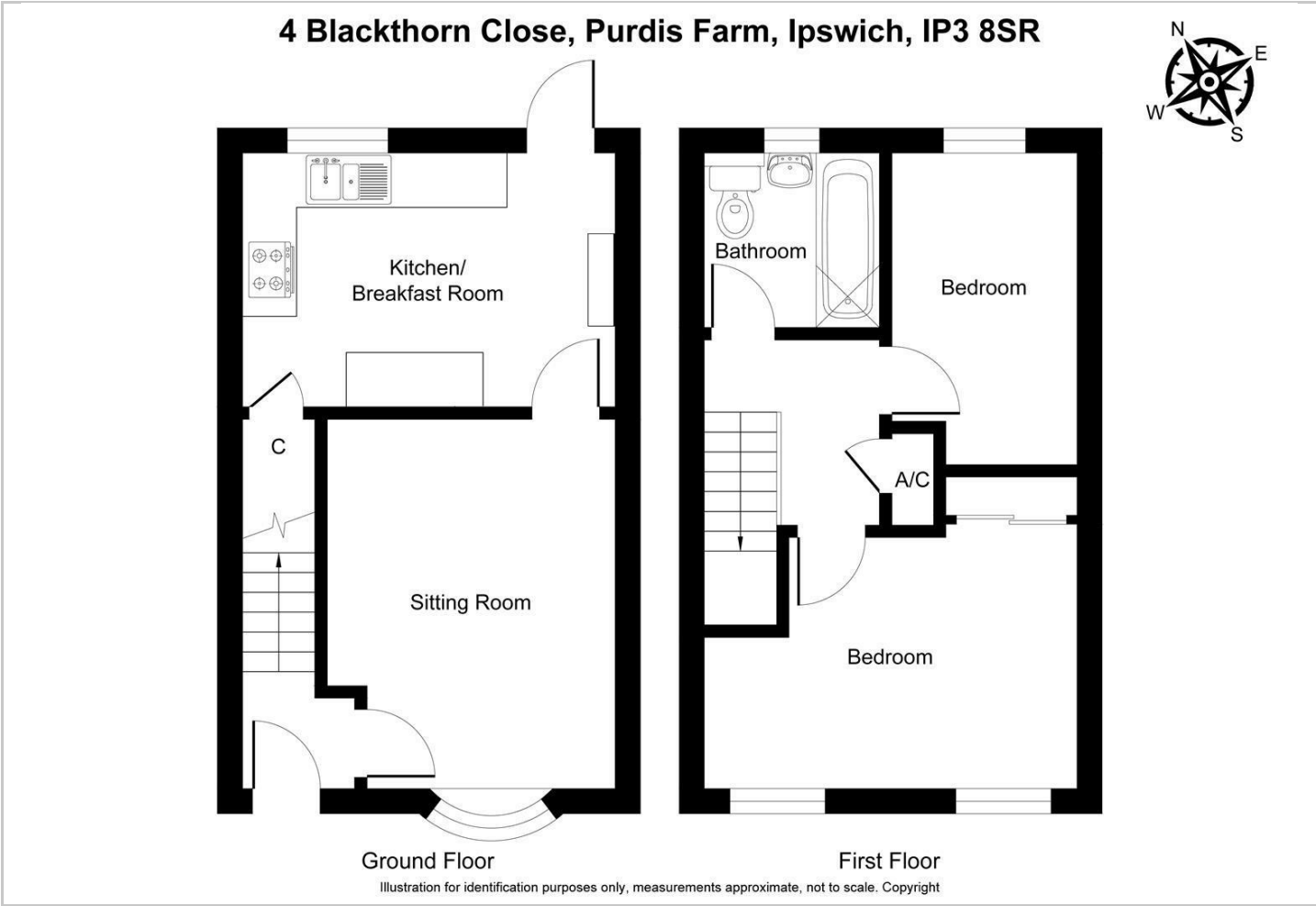
Hybrid Map



Terrain Map



Floor Plan

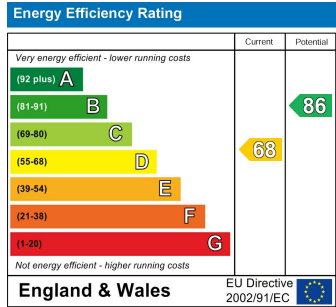


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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