

# KEYSTONE



Whitethorn Road, Purdis Farm, Ipswich, IP3 8SS

£390,000

Detached House  
Lounge  
Kitchen  
Family Bathroom  
Garage & Driveway

Four Bedrooms  
Dining Room  
En-Suite  
Cloakroom  
Popular Location

# Whitethorn Road, Ipswich IP3 8SS

Nestled in the sought-after area of Purdis Farm, this immaculate detached house on Whitethorn Road offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The well-appointed reception rooms provides a delightful space for relaxation and entertaining, while the modern kitchen and bathrooms are designed to meet the needs of contemporary lifestyles.

The property boasts a garage and a driveway, ensuring ample parking and convenience for residents and guests alike. Situated in a popular location, this home benefits from easy access to local amenities, schools, and parks, making it an excellent choice for those looking to settle in a vibrant community.

This detached house is not just a place to live; it is a sanctuary that combines style, functionality, and a prime location. Whether you are a growing family or simply seeking a spacious home, this property is sure to impress. Do not miss the opportunity to make this stunning house your new home.



#### Entrance Door

Leading to hallway with stairs to first floor and radiator.

#### Lounge

17'6 x 15'7

Bay window to front, radiator and built in under stairs cupboard.

#### Dining Room

8'8 x 8'2

French doors to rear, radiator and laminate flooring.

#### Kitchen

12'7 x 7'7

Fitted with a range of base units and drawers and matching cabinets, fitted sink, tiled splash backs double oven with plate warmer, built in hob with extractor, integrated dishwasher, integrated fridge freezer, space for washing machine, window to rear, door to rear, vertical radiator and tiled flooring.

#### Cloakroom

Fitted with w/c, pedestal wash basin, tiled splash backs, radiator, tiled flooring and window to side.

#### First Floor

Landing with loft access and built in airing cupboard.

#### Bedroom One

14'6 x 12'8

Bay window to front, radiator and built in wardrobes.

#### En-Suite

Fitted with shower cubicle, w/c, pedestal wash basin, heated towel rail, tiled flooring and window to side.

#### Bedroom Two

11'9 x 8'7

Window to front, radiator and built in wardrobe.

#### Bedroom Three

10 x 8'10

Window to rear and radiator.

#### Bedroom Four

9'2 x 8'7

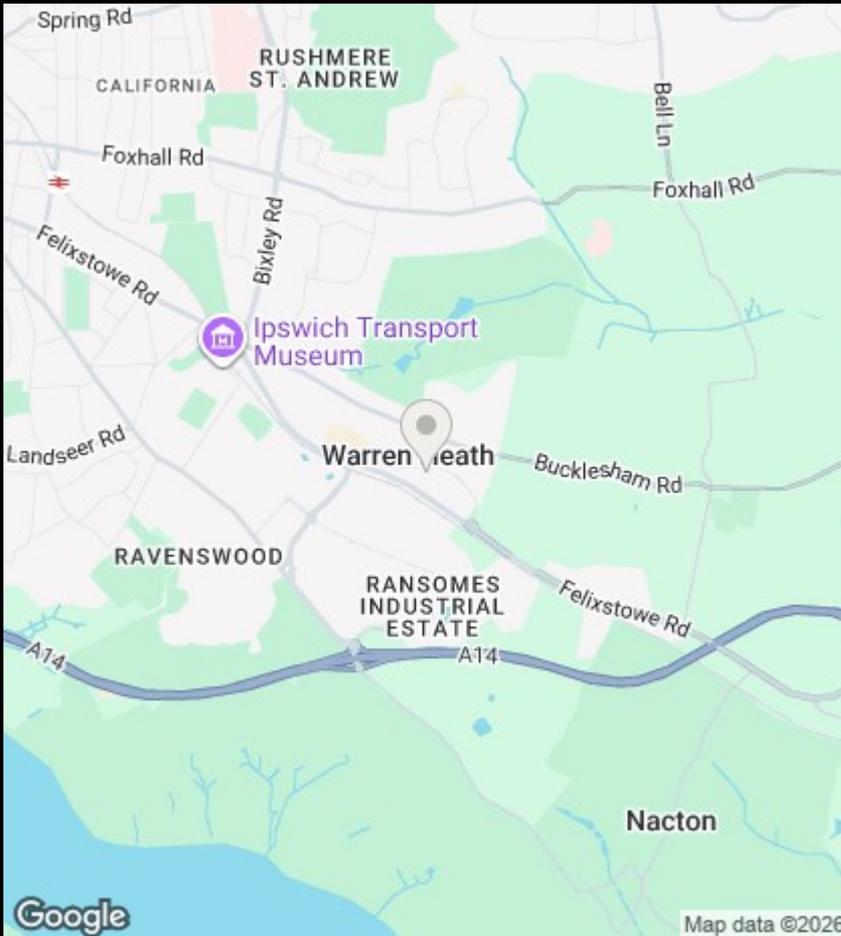
Window to rear, radiator and laminate flooring.

#### Bathroom

Fitted with a suite comprising of panel bath, w/c, pedestal wash basin, tiled splash backs, heated towel rail and window to rear.

#### Outside

To the front of the property there is a block paved driveway that leads to an integral garage with up and over door and power and light connected with personal door into house. The rear garden is predominately laid to lawn. There is also the added benefit of an EV charger at the property.



## Viewings

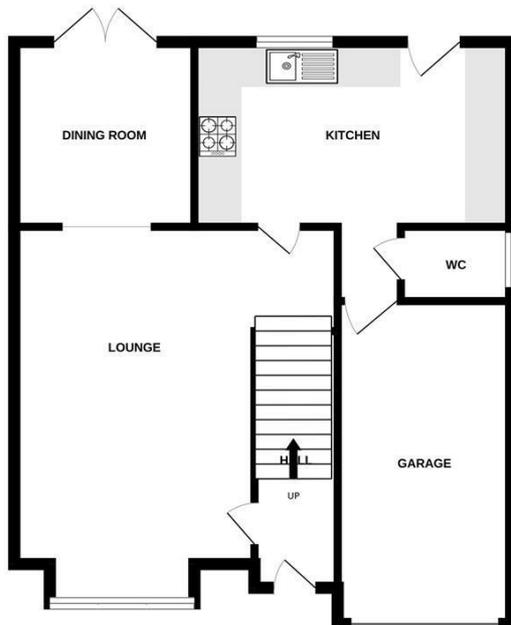
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

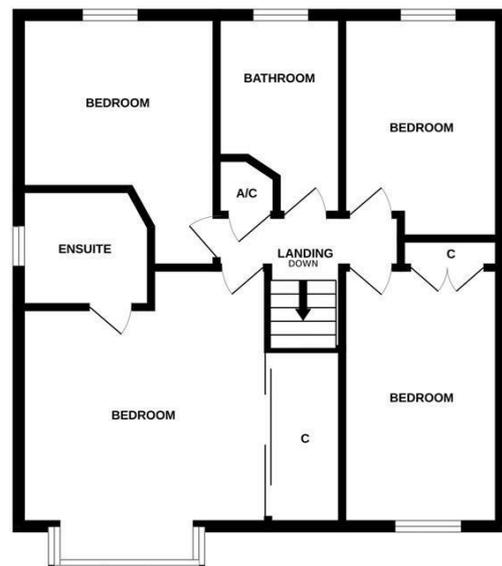
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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