**Whitethorn Road, Purdis Farm, Ipswich, IP3 8SS**

william h brown

*welcome to*

# Whitethorn Road, Purdis Farm, Ipswich

Situated in a quiet cul-de-sac in the popular Purdis Farm area, this well-proportioned four-bedroom, detached family home benefits from two reception areas, an en suite to the master bedroom, a ground floor cloakroom, a South facing garden, garage and driveway parking. **NO ONWARD CHAIN**

**Agents Note:**
Please note the carpets in this property will need replacing.

**Entrance Hall**
Radiator and a full-height window to the front, providing plenty of natural light.

**Lounge**
A comfortable reception room with a bay window to the front, radiator, TV point, a fireplace with stone effect surround and wall-mounted lighting, understairs storage space and an open archway leading to the dining room.

**Dining Room**
Open plan to the lounge, with a radiator and sliding patio doors to the rear garden.

**Kitchen**
A window overlooking the rear garden, a door providing outside access, marble effect flooring, a range of eye and base level units in off white with white marble effect worktop surfaces
, tiled splashbacks, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with gas hob and extractor hood, space for a fridge/freezer and space and plumbing for a washing machine
and dishwasher.

**Lobby**
An internal lobby providing access to the cloakroom and garage.

**Ground Floor Cloakroom**
With a window to the side, marble effect flooring, radiator, low level WC and wash hand basin.

**Integral Garage**
An up and over door, internal access to the lobby, power, light and a wall-mounted gas-fired boiler.

**First Floor Landing**
An airing cupboard and loft access.

**Master Bedroom**
A generous master bedroom with a box bay window to the front, radiator, a double built-in wardrobe with sliding doors and access to the en suite.

**En Suite**
With a window to the side, low level WC, pedestal wash hand basin, a shower enclosure, radiator, part tiled walls and shaver point.

**Bedroom Two**
Double bedroom with a window to the front, radiator and double built-in wardrobe.

**Bedroom Three**
A window overlooking the rear garden, radiator, a double built-in wardrobe with sliding mirrored doors.

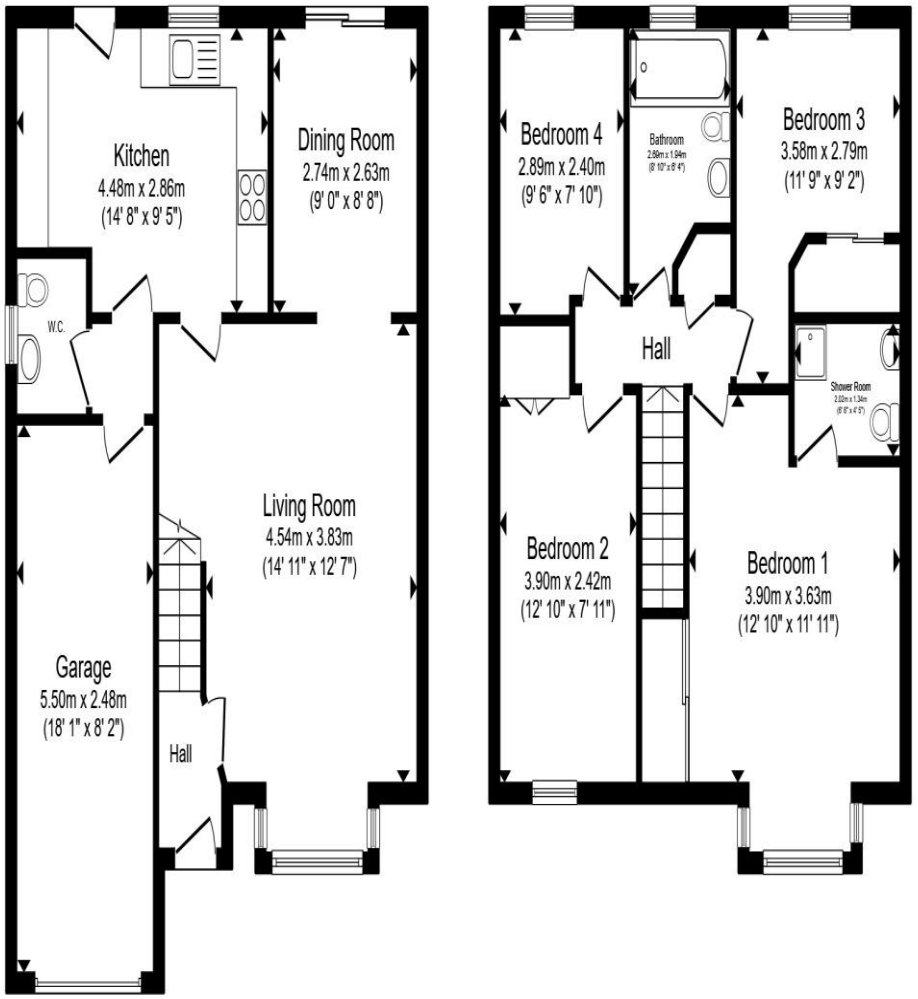
**Bedroom Four**
A window to the rear and radiator.

**Family Bathroom**
A window to the rear, low level WC, pedestal wash hand basin, a bath with overhead shower, marble effect flooring, part-tiled walls, chrome heated towel rail and shaver point.

**Outside:**

**Front Garden**
The property occupies a position within a quiet cul-de-sac and benefits from a large grassed area to the front, a driveway providing off street parking, a covered entrance porch, a pathway leading to the front door and a gated side access leading to the rear garden.

**Rear Garden**
The South-facing rear garden is fully enclosed and benefits from a gated side access a patio seating area, a lawned area, established borders, hedging to the rear and side and an outside tap. The combination of lawn and patio provides good space for outdoor dining, entertaining and family use.




**Ground Floor** **First Floor**

Total floor area 124.2 m² (1,337 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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# Whitethorn Road,
# Purdis Farm, Ipswich

- No onward chain
- Four bedroom detached family home
- Two reception areas
- 1st floor family bathroom &
- ground floor cloakroom
- South-facing rear garden

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

guide price

## £325,000 - £350,000

**view this property online** williamhbrown.co.uk/Property/IPW104372

The Property Ombudsman

Property Ref:
IPW104372 - 0006

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