

## **Mill Road Drive, Purdis Farm, Ipswich, Suffolk, IP3 8UT**

**Guide Price: £350,000 to £360,000**



- No Onward Chain
- Spacious Detached House
- Four Bedrooms
- Conservatory with Replacement Polycarbonate Roof
- Lounge
- Open Plan Kitchen/Dining Room
- Bathroom & En-Suite Shower Room
- Replacement Boiler
- Garage & Off-Road Parking

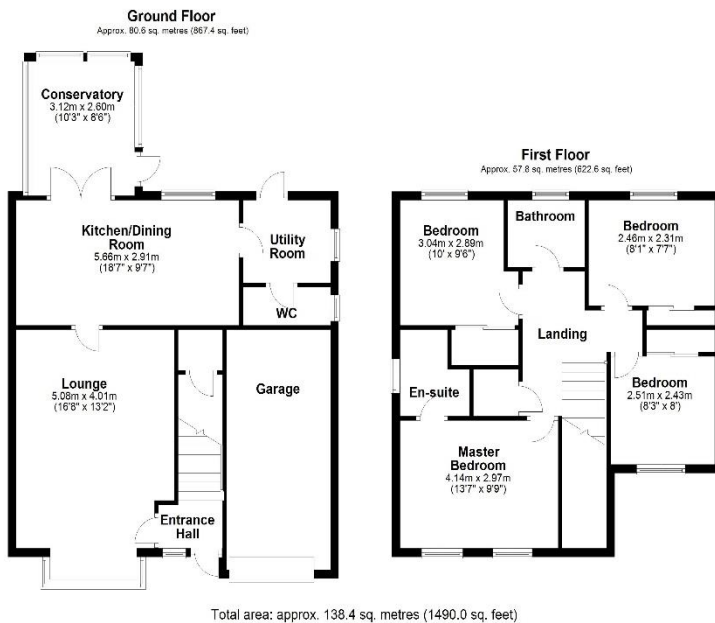
This nicely presented four bedroom detached house is situated on the popular Purdis Farm development offering good access out to the A14 commuter trunk road and falls within the Broke Hall Primary School and Copleston High School catchment areas. This spacious family home is being sold with no onward chain and benefits from off-road parking for three vehicles, garage, fully enclosed rear garden, double glazing, gas central heating via radiators, and replacement boiler.



As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall; lounge; kitchen / dining room; utility room with replacement boiler; ground floor cloakroom; conservatory with replacement polycarbonate roof; first floor landing; four bedrooms, one of which has an en-suite shower room; and a family bathroom.

Purdis Farm is a sought after development situated to the East of Ipswich offering an abundance of local amenities including supermarkets, retail parks, restaurants, bus routes and excellent access to the A12 / A14 commuter road links.

Council Tax Band: D



#### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(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, Scotland & Wales EU Directive 2002/91/EC		