

**4 Bedroom Detached
House Mayfield Road
Ipswich Suffolk IP4
3NG £650,000
Freehold**

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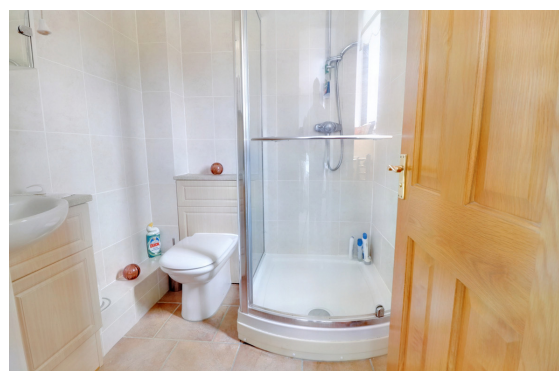


Ref: HRT004220515



**Secluded Garden - Unoverlooked From The Rear -
Double Driveway & Detached Double Garage with
external power point - 20'3 x 12'5 Front To Back
Double Aspect Lounge - 10'10 x 10'4 Separate Dining
Room - 9'3 x 8'9 Kitchen With Integrated Appliances &
Separa**

- **South Facing Rear Garden**
- **Double Garage**
- **En-suite To Master**
- **Family Bathroom**
- **Cloakroom**
- **Double Glazing**
-



Front Garden

Laid to lawn front garden. With path way leading to front door.

Entrance Hall

Doors to Cloakroom, Lounge, Kitchen and Dining room, also stairs to first floor.

Lounge 20'3 x 12'4

Dual aspect double glazing to front and side aspect, two radiators.

Cloakroom

Double glazed window to front aspect, low access W.C and hand wash basin.

Kitchen 9'3 x 8'9

Double glazed window to rear, Range of wall and floor mounted units, Electric double oven, electric hob with extractor hood over, Integral fridge, microwave and dishwasher, one and a half bowl sink with a feature mixer tap, radiator.

Utility Room 8'9 x 4'9

With double glazed window to side aspect and double glazed door to rear garden. Plumbing for washing machine and space for tumble dryer and also housing water softener. Space for Fridge/Freezer.

Dining Room 10'9" x 10'3" (3.28m x 3.12m)

Double patio door leading to conservatory, radiator.

Conservatory 13'1" x 12'0" (3.99m x 3.66m)

Fully tiled floor, double glazed windows, double glazed french doors leading to garden.

Landing

Master Bedroom 13'9" x 10'3" (4.19m x 3.12m)

Double glazed window to rear aspect, built in wardrobe, radiator.

Ensuite 7'1" x 5'6" (2.16m x 1.68m)

Double glazed window to side aspect, shower cubical, pedestal hand wash basin, low level WC, fully tiled floor, fully tiled walls.

Bedroom Two 11'9" x 9'0" (3.58m x 2.74m)

Double glazed window to side aspect, radiator.

Bedroom Three 10'9" x 7'9" (3.28m x 2.36m)

Double glazed window to front aspect, built in wardrobe, radiator.

Bedroom Four 7'9" x 7'8" (2.36m x 2.34m)

Double glazed window to front aspect, radiator.

Bathroom 7'1 x 5'9

Double glazed window to front aspect, Panel bath, low access W.C and Hand wash basin, heated towel rail.

Rear Garden

Fully enclosed south facing rear garden, laid to lawn. With access to Double garage and hardstanding in front of double gates for motorhome or caravan.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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. Made with iMetrix 10/2012

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	4	7
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81 to 91) B		81
(69 to 80) C	73	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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