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**FOR SALE**

**Connells**

Meadow Crescent  
Purdis Farm Ipswich



## Property Description

Situated in the highly sought after Purdis Farm development on Meadow Crescent, this beautifully presented three-bedroom townhouse offers spacious and versatile accommodation arranged over three floors, enjoying stunning rear views over Trinity Park. The ground floor features a contemporary open-plan layout, comprising a modern kitchen, lounge & dining area. The kitchen is well-equipped and complemented by a central island with breakfast bar, creating a sociable and functional space. The first floor has generous lounge providing a comfortable additional reception area, alongside a well-proportioned principal bedroom which benefits from its own en-suite shower room. This level offers excellent flexibility and could easily be adapted for use as a home office or guest accommodation. The second floor comprises two further double bedrooms. Both bedrooms are light and airy, with the rear bedroom once again taking full advantage of the impressive open views over Trinity Park. Externally, the property enjoys a private rear garden, ideal for relaxing or entertaining and has the added benefit of a garage and off-road parking.

Purdis Farm is a popular residential area on the eastern outskirts of Ipswich, offering easy access to local amenities, well-regarded schools and the town centre. The property is ideal for commuters, with convenient links to the A12 and A14, and Ipswich railway station providing direct services to London Liverpool Street.

## Entrance Hall

Spacious entrance hall offering ample storage space, with a double-glazed front door, radiator, pendant lighting and access to the consumer unit.

## Cloakroom

Fitted with a low-level w/c, wash hand basin with mixer tap, tiled splash back, radiator and pendant lighting.

## Open Plan Ground Floor Living

### Kitchen Area

Fitted with a range of matching wall and base level units, complemented by tiled splash backs and an inset stainless steel sink with drainer and mixer tap. Featuring a kitchen island with breakfast bar, incorporating a four-ring gas hob with extractor fan above and oven below. Additional benefits include under-stairs storage, wood-effect flooring, space for a dishwasher and washing machine, and room for an American-style fridge freezer. Double-glazed conservatory-style windows and French doors lead to the rear garden.

### Lounge & Dining Area

A bright, open space with wood-effect flooring, radiator, pendant lighting and a double-glazed window to the front aspect.

### First Floor Landing

Carpeted stairs lead to the first-floor landing, featuring a radiator, pendant lighting, double-glazed window and spotlights.

### Lounge

A well-proportioned room with double-glazed window to the front, radiator, pendant lighting and additional spotlights.

### Bedroom One

Double bedroom with carpet flooring, radiator, pendant lighting, double-glazed window to the rear and door leading to the en-suite.

## En-Suite

Comprising of tiled flooring and walls, double shower cubicle, low-level w/c, wash hand basin with mixer tap, heated towel rail, extractor fan and double-glazed window to the rear.

## Second Floor Landing

Further stairs lead to the second floor, with carpet flooring, radiator, pendant lighting, loft access, storage cupboard housing the tank and a double-glazed window to the rear.

## Bedroom Two

Carpeted with a double-glazed window to the front, radiator and pendant lighting.

## Bedroom Three

Carpeted with a double-glazed window to the rear and radiator.

## Outside

### Front Garden

Paved pathway leading to the entrance, with the remainder laid to lawn. The property benefits from access to a shared, gated communal green - a beautifully maintained space with seating, offering a peaceful setting to enjoy nature and effectively serving as an extension of your own garden.

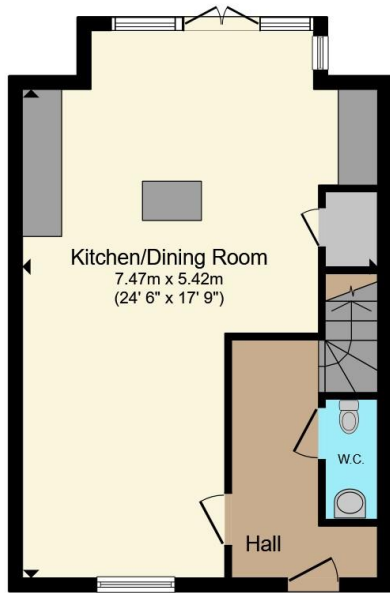
### Rear Garden

Patio area with the remainder laid to lawn and gated rear access.

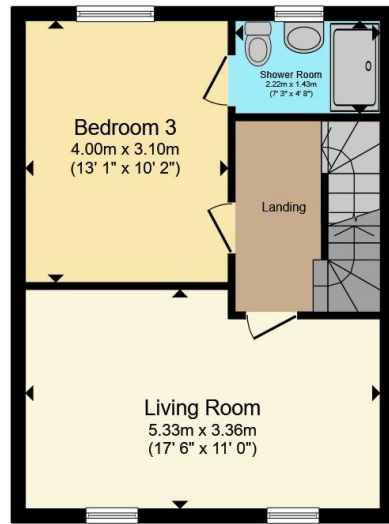
## Additional Information

The property further benefits from a garage and off-road parking.

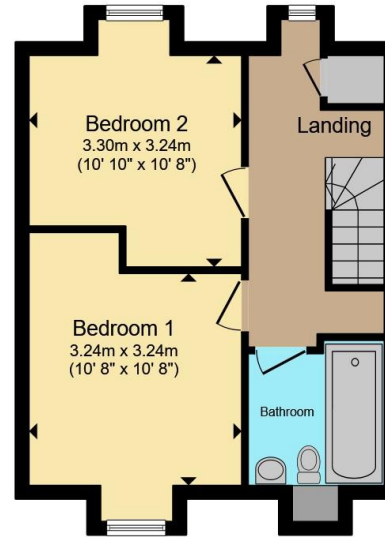




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 121.6 m<sup>2</sup> (1,309 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](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: D

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Tenure: Freehold



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