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Lanercost Way, Ipswich, Suffolk, IP2

9DP

Guide Price £280,000 to £290,000

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- No Onward Chain
- Extended Semi-Detached House
- Four Bedrooms
- Spacious Living Room
- 22ft Kitchen / Dining Room
- Four-Piece First Floor Bathroom
- Utility Room & Ground Floor Cloakroom
- Games Room & Garage to Rear



This nicely presented four-bedroom semi-detached family home is situated towards the southwest side of Ipswich in Stoke Park and is being sold with no onward chain. The property has had a double-storey extension added to the side incorporating a cloakroom, utility room and dining area in the kitchen to the ground floor, whilst on the first floor a further bedroom has been added, and the bathroom has been extended. The rear garden is tiered and, to the rear of the

garden, is a large games room and garage.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station with a journey time of approximately 1hr 15mins. The vibrant

waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.

Front Porch: Door through to:
Entrance Hall: Radiator, stairs to the first floor, and doors to the cloakroom, utility room and living room.

Cloakroom: A two-piece suite comprising low-level WC and hand wash basin; with a radiator, tiled floor and walls,

and double-glazed opaque window to the front aspect.
Utility Room: 10'6" x 6' (3.2m x 1.83m) Double-glazed window to the side aspect, radiator, base level units with roll edge work surface over, and space for a washing machine and tumble dryer.

Living Room: 12'5" x 12' (3.78m x 3.66m) Double-glazed window to the front aspect, radiator, understairs cupboard, and door through to:

Kitchen / Dining Room: 22'5" x 12' (6.83m x 3.66m) Fitted with



an extensive range of modern eye and base level units and drawers with square edge work surfaces and upstands, sink and drainer, and integrated dishwasher. There is space for an American style fridge freezer, space for a range style cooker with built-in extractor hood over, a radiator, ceiling inset spotlights, double-glazed window to the rear aspect, and double-glazed sliding patio door opening onto a patio.

First Floor Landing: Airing cupboard and doors to the bedrooms and bathroom.

Bedroom: 11'10" x 9'8" (3.6m x 2.95m) Double-glazed window to the front aspect and radiator.

Bedroom: 12'2" x 8'8" (3.7m x 2.64m) Double-glazed window to the rear aspect and radiator.

Bedroom: 17'11" x 6'6" (5.46m x 1.98m) Double-glazed windows to the front and side aspects and radiator.

Bedroom: 7'1" x 6'9" (2.16m x 2.06m) Double-glazed window to the front aspect and radiator.



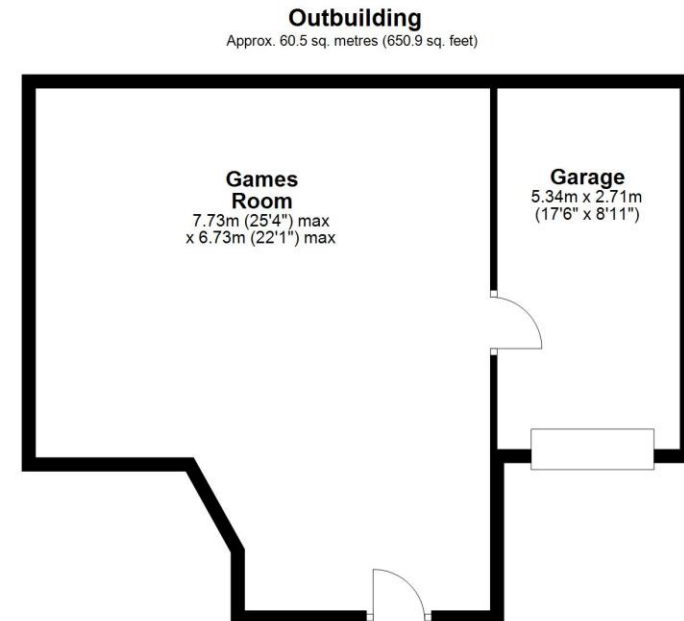
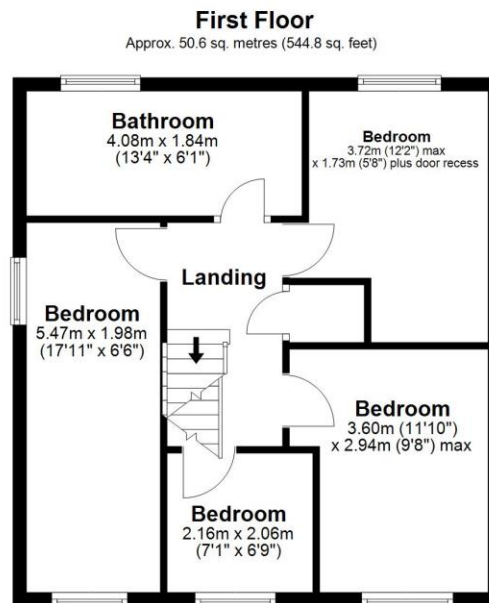
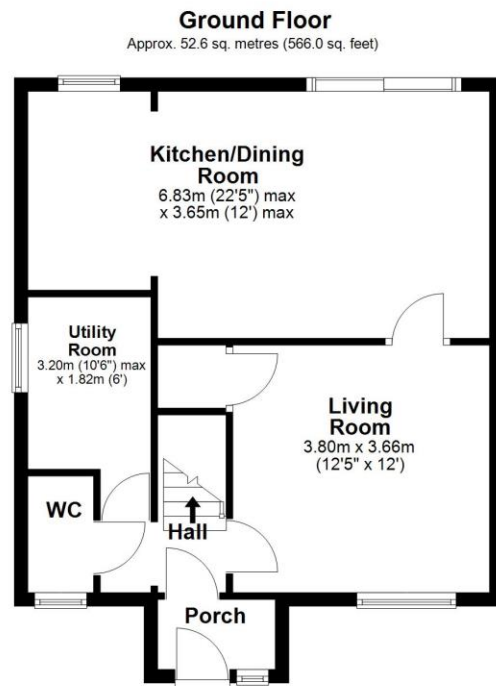
Family Bathroom: 13'4" x 6'1" (4.06m x 1.85m) A four-piece suite comprising bath, shower enclosure, low-level WC and vanity hand wash basin with storage beneath. There is a radiator, tiled floor, half-height tiled walls, and double-glazed opaque window to the rear aspect.

Outside: The front garden is laid to lawn with gated side access leading to the rear garden. Leading out from the kitchen / dining room at the rear is a large patio with brick-built

barbecue and steps down to a tiered garden which leads to the games room.

Games Room: 25'4" x 22'1" (7.72m x 6.73m) Pedestrian door from the garden, ceiling inset spotlights, power sockets, kitchenette area which has a base level unit with roll edge work surface over and space for an undercounter fridge beneath, and door opening into:

Garage: 17'6" x 8'11" (5.33m x 2.72m) Up and over door with power connected.



Total area: approx. 163.7 sq. metres (1761.7 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

4 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: D

Council Tax Band: C



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