



**St Noaks Lodges, Brett Vale Golf Club, Noaks Road, Raydon,
Ipswich, IP7 5LR**

welcome to

St Noaks Lodges, Brett Vale Golf Club, Noaks Road, Raydon, Ipswich

This beautiful luxury Park Home boasts three spacious double bedrooms, an en suite to master, a separate bathroom, a utility room, an impressive light filled kitchen/diner/lounge and a 47ft long wraparound terrace.



Agents Note

This property uses LPG.

Grass cutting, Council Tax and water bill included in the annual Service Charge.

Entrance Hall

20' 6" x 4' 5" (6.25m x 1.35m)

Carpet flooring, spot lights, storage cupboard, one radiator and a cladded ceiling.

Kitchen/Diner/Lounge

23' 1" max x 19' 1" (7.04m max x 5.82m)

Large, open plan room which is flooded with natural light via Velux windows, two sets of French doors leading to the private terrace and double glazed windows to the side and front, grey wood effect flooring, TV point, two radiators, a contemporary electric fireplace, ample space for a large dining table with chairs and a three piece sofa set. Towards the kitchen there is a range of eye and base level units in white shaker style with wood effect worktop surfaces, a white ceramic sink plus drainer and chrome flexi mixer tap, integrated fridge/freezer, dishwasher, double oven and electric hob, tiled splashback, spot lights throughout and a cladded ceiling.

Utility

6' 6" x 5' 3" (1.98m x 1.60m)

Eye and base level units in white shaker style with wood effect worktop surfaces, a white ceramic sink plus drainer and chrome flexi mixer tap, space for a washing machine and tumble dryer, a double glazed window to the side, a door leading to the garden, one radiator and grey wood effect flooring.

Master Bedroom

11' 2" x 13' (3.40m x 3.96m)

Pitched ceiling with spot lights, carpet flooring, one radiator, double glazed window to the side, fitted vanity units, wall hung lights, a dressing area with two built in sliding wardrobes and a door leading to the en suite.

En Suite

8' 6" x 5' 6" (2.59m x 1.68m)

A walk in shower with waterfall showerhead and glass enclosure, tiled splashback, low level WC, vanity sink with chrome mixer tap, spot lights, tiled effect flooring, chrome heated towel rail, double glazed window to the side and half tiled walls.

Bedroom Two

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

Double glazed window to the side, carpet flooring, one radiator, TV point, spot lights and a built in sliding wardrobe.

Bedroom Three

10' 4" x 7' 3" (3.15m x 2.21m)

Double glazed window to the side, oak effect flooring, one radiator and a built in sliding wardrobe.

Bathroom

7' 9" x 5' 7" (2.36m x 1.70m)

Double glazed window to the side, tiled effect flooring, chrome heated towel rail, low level WC, vanity sink with chrome mixer tap, bath with overhead shower and foldable glass screen, half tiled walls, shaver point, spot lights and a cladded ceiling.

Outside:

Front Garden

Two allocated parking spaces.

Rear Garden

A 47ft long wraparound terrace which is perfect for entertaining, enjoying the afternoon sun and admiring the wildlife in the surrounding fields with composite decking, a composite balustrade with a gate, a large lawned area, a wildlife pond, flower beds and a summer house to the rear (10ft x 9ft 4").



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St Noaks Lodges, Brett Vale Golf Club, Noaks Road, Raydon, Ipswich

- Three spacious double bedrooms
- Two bathrooms & a utility room
- Impressive, light filled kitchen/diner/lounge
- Wraparound plot with field & golf course views
- Free Brett Vale Golf Club membership included

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

guide price

£200,000 - £210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS118326 - 0003

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