



Clapgate Lane, Ipswich, IP3 0RB

welcome to

Clapgate Lane, Ipswich

This stunning extended former Rectory boasts 4 large double bedrooms spread across three floors, three bathrooms, one on each floor, modern finishes throughout, high ceilings, a large kitchen/diner/family room, a beautifully presented landscaped garden, garage & off street parking for up to 3 cars.



Entrance Hall

13' x 6' 5" (3.96m x 1.96m)

Characterful entrance hall with wood effect flooring, one radiator, a porthole window to the front, a wooden door and an understairs storage cupboard.

Ground Floor Shower Room

6' 1" x 5' 5" (1.85m x 1.65m)

Low level WC, pedestal wash hand basin, a shower with glass enclosure, tiled splashback and waterfall showerhead, tiled flooring, one radiator, extractor fan and double glazed window to the front.

Lounge

15' 8" x 12' (4.78m x 3.66m)

Spacious lounge with a double glazed bay window to the front, wood effect flooring, one radiator, an open fireplace with tiled surround and marble base and TV point.

2nd Lounge

15' 2" x 15' 1" (4.62m x 4.60m)

Stunning room with a double glazed bay window to the rear, floor to ceiling windows, French doors to the rear with beautiful views of the garden, wood effect flooring, one radiator, TV point, a chandelier and a gas fire with oak surround and tiled mantle.

Kitchen/Diner/Family Room

34' 9" x 9' 5" max (10.59m x 2.87m max)

This elaborate room has been extended by the current vendor and is perfect for entertaining family and friends! The room boasts patio doors leading to the rear garden, two Velux windows with fitted roller blinds, further double glazed windows to both sides with raw wooden window sills, tiled flooring throughout, a cupboard housing the boiler, ample space for a large 12 seater table and a large sofa set up. The kitchen has a range of eye and base level units in cream with granite effect worktop surfaces, a white ceramic one and a half bowl sink plus drainer and chrome mixer tap, space for a cooker, fridge/freezer and dishwasher, a fitted extractor hood, tiled splashback, two radiators and a door leading to the utility.

Utility

7' 3" x 6' (2.21m x 1.83m)

Space for a washing machine, tumble dryer and freezer, eye level cabinets in wood, double glazed window to the side, a wooden door leading to the side garden, tiled flooring, a fitted wash hand basin and tiled splashback.

First Floor Landing

Two double glazed windows to the front, carpet flooring, a meter cupboard and a wraparound staircase leading to the first and second floors.

Bedroom Two

15' x 12' 2" (4.57m x 3.71m)

Double glazed bay window to the front with a fitted window seat and views over greenery, carpet flooring, one radiator and a fitted fireplace with tiled base and surround.

Bedroom Three

15' 2" max x 15' 1" (4.62m max x 4.60m)

Another large, king size room boasting a double glazed bay window to the rear overlooking the stunning rear garden, carpet flooring and one radiator and ample space for multiple wardrobes.

Bedroom Four

9' 9" x 9' 7" (2.97m x 2.92m)

Double glazed window to the rear, carpet flooring, one radiator and a wall papered wall.

Bathroom

14' 3" max x 6' 5" (4.34m max x 1.96m)

Four piece bathroom with family living in mind, benefiting from a bath with tiled splashback, a central chrome mixer tap and shower attachment, a shower with glass enclosure and tiled splashback, low level WC, two pedestal wash hand basins with chrome mixer taps, chrome heated towel rail, part tiled walls, tiled flooring, extractor fan, spot lights and two double glazed windows to the side.

Second Floor Landing

Double glazed window to the side, carpet flooring and doors to the shower room and master bedroom.

Master Bedroom

20' 6" x 15' 4" (6.25m x 4.67m)

Stunning room with two Velux windows with fitted roller blinds overlooking the rear garden, oak flooring, one radiator and ample storage space in the eaves on both sides.

Shower Room

7' 3" x 6' 6" (2.21m x 1.98m)

Enclosed WC, a suspended wash hand basin with chrome mixer tap, a shower with glass enclosure and Mira shower system, wall hung lights, spot lights, extractor fan, tiled flooring, fully tiled walls, chrome heated towel rail and double glazed window to the side.

Outside:

Front Garden

A block paved driveway providing ample off street parking and a side access gate leading to the rear garden and garage.

Garage

16' 1" x 8' 1" (4.90m x 2.46m)

Barn style doors to the front, patio doors leading to the garden, power, light and storage in the rafters.

Rear Garden

A beautiful, landscaped, un-overlooked rear garden with a large patio area off the kitchen and also the 2nd lounge, a circular pattern patio, shingle borders, steps leading to the 2nd lounge and remainder of the patio, a fitted canopy with fitted curtains, two patio heaters and lights, perfect for an outside snug or BBQ area! The remainder of the garden is mature, mainly laid to lawn with flower beds, hedged borders, stepping stones leading to the rear of the garden, a further patio area ideal for enjoying the late afternoon sun, trees and curved borders. This garden is East facing and is perfect for entertaining!



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welcome to

Clapgate Lane, Ipswich

- Extended former Rectory, constructed in the 1920's
- Complete onward chain
- Three bathrooms, one on each floor
- 34ft kitchen/diner/family room & utility room
- Bay windows to the front & rear

Tenure: Freehold EPC Rating: C

offers over

£400,000



Please note the marker reflects the postcode not the actual property

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