



**Folly Lane, Copdock, IPSWICH, IP8 3JQ**



**welcome to**

**Folly Lane, Copdock, IPSWICH**

Pippin Farm is an impressive, detached home boasting over 3000 sq ft of luxurious accommodation with four large reception rooms, a modern fitted kitchen, five large double bedrooms, two modern bathrooms, an en suite, 2.4 acres (STS) of well-manicured grounds and a heated outdoor swimming pool.



### Entrance Hall

28' 2" x 9' 9" ( 8.59m x 2.97m )

A covered porch, upon entry there are two floor to ceiling double glazed windows, either side of the composite front door, allowing in ample natural light to this spacious entrance hall. There are pristine condition original floorboards throughout, double sliding doors leading to the sun room, cast iron radiators and a large understairs coat cupboard.

### Lounge

22' 5" x 14' ( 6.83m x 4.27m )

Fabulous room with double glazed windows to the rear, two cast iron radiators, original floorboards throughout, a fireplace with tiled base and wooden surround, wall hung lights, TV point and triple sliding doors leading to the sun room.

### Sun Room

25' 5" x 8' 9" max ( 7.75m x 2.67m max )

Beautiful room boasting three sets of sliding doors leading to the rear garden, a double glazed window to the front and triple sliding doors leading to the lounge, making this the perfect room for entertaining friends and family. There are original floorboards and double glazed doors leading to the hallway.

### Dining Room

20' 9" x 11' 9" ( 6.32m x 3.58m )

Double glazed windows to the front and side, cast iron radiators, original floorboards, a fireplace with white mantle, wall hung lights and space for an 18-seater table, if required.

### Snug

14' x 12' ( 4.27m x 3.66m )

Sliding doors leading to the garden, double glazed windows to the side, wood effect flooring, a wall papered wall and one cast iron radiator.

### Kitchen/Breakfast Room

21' 5" x 13' 4" ( 6.53m x 4.06m )

Double glazed windows to the front and rear, grey wood effect flooring throughout, a walk in pantry, a

range of handle less eye and base level units in white with further grey wood grain units and compact, concrete effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, tiled splashbacks throughout, two integrated ovens and microwave, an induction hob with extractor hood, space for a dishwasher and two large fridge/freezers, a movable central island (to stay), suspended lights over and a boiler.

### Utility Room

6' 9" x 6' 5" ( 2.06m x 1.96m )

A door leading to the garden and kitchen, extractor fan, tiled flooring, a fitted worktop with additional cabinets and space for a washing machine and tumble dryer.

### Ground Floor Shower Room

6' x 6' ( 1.83m x 1.83m )

Two double glazed windows to the side, tiled flooring, under floor heating, low level WC, vanity sink with chrome mixer tap, a shower with glass enclosure, fully tiled walls and flooring and a chrome heated towel rail.

### First Floor Landing

Beautiful, gallery style landing, flooded with natural light, with a door leading up to the loft room, double glazed window to the side, carpet flooring and an airing cupboard.

### Master Bedroom

29' 2" max x 14' ( 8.89m max x 4.27m )

Long, sweeping room boasting an en suite, a walk in wardrobe measuring 8ft 9" x 8ft 7", double glazed windows to the rear, side and front, one cast iron radiator, a further storage radiator, a wall papered wall, an airing cupboard, carpet flooring and space for wardrobes and chests of drawers.

### En Suite

8' 7" x 7' ( 2.62m x 2.13m )

Low level WC, wash hand basin with chrome mixer tap, a double shower with glass enclosure, part tiled walls in a stylish grey tile, tiled flooring, chrome

heated towel rail, an electric heater and two double glazed windows to the rear.

### Bedroom Two

14' 1" x 12' 1" ( 4.29m x 3.68m )

Double glazed windows to the front and side, one cast iron radiator and carpet flooring.

### Bedroom Three

14' x 12' 1" ( 4.27m x 3.68m )

Double glazed windows to the front and side, carpet flooring, one cast iron radiator and a double built in wardrobe.

### Bedroom Four

13' 4" x 13' 4" ( 4.06m x 4.06m )

Double glazed window to the front, original floorboards, one cast iron radiator and two double built in wardrobes.

### Bedroom Five

10' 9" x 10' 2" ( 3.28m x 3.10m )

Double glazed window to the front, carpet flooring, one cast iron radiator and a double built in wardrobe.

### Bathroom

9' 8" x 6' 1" ( 2.95m x 1.85m )

This four piece bathroom includes a bath with chrome mixer tap and shower attachment, a corner shower with glass enclosure and tiled splashback, low level WC, pedestal wash hand basin, grey wood effect flooring, one radiator, one electric heater and two double glazed windows to the side.

### Loft Room

18' 7" x 17' 9" ( 5.66m x 5.41m )

Four Velux windows, storage in the eaves, a boiler room, two storage cupboards, original floorboards throughout and a staircase with banister. This loft room would make the perfect annex, snug or teenage hang out!



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## **Folly Lane, Copdock, IPSWICH**

- No onward chain
- Five large double bedrooms & three modern bathrooms
- Additional loft room with Velux windows
- Modern fitted kitchen
- Heated outdoor swimming pool

Tenure: Freehold EPC Rating: E

guide price

**£950,000 - £975,000**



Please note the marker reflects the postcode not the actual property

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