



Lanercost Way, Ipswich, IP2 9DP

welcome to

Lanercost Way, Ipswich

This well-presented, semi-detached home boasts four good-sized bedrooms, a large kitchen/diner, a seperate utility room, a ground floor cloakroom, a 1st floor bathroom, a 25ft cabin in rear garden, with access to the garage and ample on street parking. NO ONWARD CHAIN!



Entrance Porch

5' 9" x 3' 5" (1.75m x 1.04m)

Tiled effect flooring and a door leading to the hall.

Entrance Hall

7' 2" x 3' (2.18m x 0.91m)

Wood effect flooring and one radiator.

Cloakroom

5' 8" x 2' 6" (1.73m x 0.76m)

Low level WC, wash hand basin, one radiator, double glazed window to the front, tiled effect flooring and fully tiled walls.

Lounge

12' 5" x 12' (3.78m x 3.66m)

Double glazed window to the front, carpet flooring, one radiator, an understairs storage cupboard and TV point.

Utility Room

10' 3" x 5' 7" (3.12m x 1.70m)

Base units in white with stone effect worktop surfaces, space for a washing machine and tumble dryer, one radiator, tiled effect flooring and double glazed window to the side.

Kitchen/Diner

22' 6" x 12' max (6.86m x 3.66m max)

Double glazed window to the rear, sliding doors leading to the garden, tiled effect flooring throughout, one radiator, eye and base level handle less units in high gloss white with black sparkle worktop surfaces, an integrated dishwasher and oven, an American fridge/freezer (to stay), spot lights throughout and space for a table.

First Floor Landing

An airing cupboard and carpet flooring.

Master Bedroom

18' x 6' 3" (5.49m x 1.91m)

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

Bedroom Two

11' 9" x 9' 8" (3.58m x 2.95m)

Double glazed window to the front, carpet flooring, one radiator and loft hatch.

Bedroom Three

12' 1" x 9' 9" max (3.68m x 2.97m max)

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

Bedroom Four

7' 2" x 7' (2.18m x 2.13m)

Double glazed window to the front, carpet flooring and one radiator.

Bathroom

13' 2" x 6' 1" (4.01m x 1.85m)

Beautiful four piece bathroom with low level WC, vanity sink, a shower with glass enclosure, a bath, part tiled walls, marble effect flooring, one radiator and double glazed window to the rear.

Outside:

Front Garden

A lawned area, a pathway to the front door and a side access gate leading to the rear garden.

Rear Garden

A tiered rear garden with steps down leading to the cabin and garage, a mature tree with a preservation order, a large patio seating area with tiered steps down, a side access gate and an outside tap and light.

Cabin

25' 4" x 23' 8" max (7.72m x 7.21m max)

Stunning cabin has been renovated throughout, with power, light, partial insulation, patio doors leading to the garage, a door to entry, carpet flooring throughout, spot lights and electric radiators. This cabin is currently used as a games room, it could make the perfect annex (STPP) or a snug.

Garage

17' 6" x 8' 1" (5.33m x 2.46m)

An up and over door, power, light and double doors leading to the cabin.



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welcome to

Lanercost Way, Ipswich

- No onward chain
- Four good-sized bedrooms
- Large kitchen/diner & separate utility room
- Ground floor cloakroom & 1st floor bathroom
- 25ft cabin in rear garden, with access to the garage

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

IPS120171 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



Ipswich@williamhbrown.co.uk



16-18 Wolsey House, Princes Street, IPSWICH,
Suffolk, IP1 1QT



williamhbrown.co.uk