



**The Paddocks Old London Road, Copdock Ipswich IP8 3JF**



**welcome to**

**The Paddocks Old London Road, Copdock Ipswich**

This attractive, six bedroom, gated residence boasts three reception rooms, a large kitchen with central island, a generous, South facing, wraparound plot, a double garage, ample off street parking and NO ONWARD CHAIN!



### Entrance Hall

20' 6" x 11' max ( 6.25m x 3.35m max )

Stunning entrance hall with views across the hall and landing, a wraparound staircase, carpet flooring and one radiator.

### Cloakroom

7' 1" x 3' 7" ( 2.16m x 1.09m )

Low level WC, a vanity sink, Hexagon tiled effect flooring, one radiator, extractor fan and double glazed window to the front.

### Lounge

24' 5" x 16' 4" ( 7.44m x 4.98m )

Large, beautifully presented lounge with double glazed windows to every aspect, integrated speakers, carpet flooring, two radiators, space for a wood burner with oak mantle and double doors leading to the dining room.

### Dining Room

13' 6" x 12' 4" ( 4.11m x 3.76m )

French doors leading to the garden, floor to ceiling windows to the rear, carpet flooring, one radiator and double doors leading to the lounge.

### Kitchen/Breakfast Room

15' 2" x 21' 1" ( 4.62m x 6.43m )

Spacious kitchen/breakfast room with two double glazed windows to the front, Hexagon tiled effect flooring, spot lights, integrated speakers, a central island with seating and storage, eye and base level units in shaker style grey with wood effect worktop surfaces, a ceramic white sink plus drainer, chrome mixer tap and filtered water tap, an integrated double oven with electric hob and extractor hood and space for a range of appliances.

### Utility Room

13' 1" x 6' 5" ( 3.99m x 1.96m )

Double glazed window to the side, a door leading to the garden, Hexagon tiled effect flooring, one radiator, base units in cream with stone effect worktop surfaces, space for appliances, two double storage cupboards and one radiator.

### Seperate Lounge/Annex Lounge

18' 5" x 10' 5" ( 5.61m x 3.17m )

Double glazed window to the rear, a glazed door leading to the garden, carpet flooring, a double built in wardrobe, a vertical wall hung radiator, wall hung lights and TV point. This lounge previously had a kitchen installed, creating the perfect annex.

### Bedroom Six/Annex Bedroom

11' 7" x 10' 4" ( 3.53m x 3.15m )

Double glazed window to the rear, carpet flooring, one radiator and a door leading to the en suite.

### En Suite

8' 1" x 6' 4" ( 2.46m x 1.93m )

Double glazed window to the side, a shower with glass enclosure, low level WC, pedestal wash hand basin, eye and base units with white stone effect worktop surfaces, space for washing machine, extractor fan, spot lights and double glazed window to the side.

### First Floor Landing

Wraparound landing with balustrade, carpet flooring, one radiator, double glazed window to the front, a double storage cupboard and loft hatch.

### Master Bedroom

15' 1" x 13' 7" ( 4.60m x 4.14m )

Double glazed window to the front, carpet flooring, one radiator, a double built in wardrobe, spot lights and a wall papered wall.

### En Suite

9' 4" x 7' 1" ( 2.84m x 2.16m )

Double glazed window to the front, tiled flooring, a walk in shower with tiled splashback, low level WC, vanity sink one radiator, extractor fan and spot lights.

### Bedroom Two

14' 1" x 13' 7" ( 4.29m x 4.14m )

Double glazed window to the rear, carpet flooring, one radiator, spot lights, a double built in wardrobe and a door leading to the en suite.

### En Suite

12' 1" x 7' 2" ( 3.68m x 2.18m )

Double glazed window to the side, tiled flooring, part tiled walls, enclosed WC, a standalone oval sink with standalone chrome mixer tap, fitted cabinets and mirror, a walk in shower with shower attachment, waterfall showerhead and tiled splashback, chrome heated towel rail, extractor fan and spot lights.

### Bedroom Three

16' 5" x 11' 2" ( 5.00m x 3.40m )

Double glazed window to the front, carpet flooring, one radiator, spot lights and two double built in wardrobes.

### Bedroom Four

16' 5" x 12' 9" max ( 5.00m x 3.89m max )

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

### Bedroom Five

10' 5" x 9' 2" ( 3.17m x 2.79m )

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

### Bathroom

10' 2" x 9' 7" ( 3.10m x 2.92m )

Partially tiled walls, fully tiled flooring, double glazed window to the rear, a large jetted bath with shower attachment and two seats, a walk in shower with waterfall showerhead, an enclosed WC with matching vanity sink, fitted cupboards, chrome heated towel rail, spot lights and extractor fan.

### Outside

Upon entry to The Paddocks, you are greeted with fob controlled electric gates, a large private driveway providing ample off street parking, hedging, shrubs and mature trees.

### Garden

Beautiful, wraparound, South facing garden with a double garage, a pathway to the side, multiple patio seating areas, a fully enclosed border with hedging



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## The Paddocks Old London Road, Copdock Ipswich

- No onward chain
- Six double bedroom, detached home
- Generous, South facing, wraparound plot
- Large kitchen with central island
- Three reception rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: F

# £925,000



Please note the marker reflects the  
postcode not the actual property

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