



Wandelaar, Folly Lane, Copdock, Ipswich, IP8 3JQ

welcome to

Wandelaar, Folly Lane, Copdock, Ipswich

This attractive, detached home boasts four bedrooms, two on the ground floor, a lounge/diner, with doors to the garden, a ground floor cloakroom, a 1st floor bathroom, a utility space, a driveway, with parking for multiple vehicles and a large rear garden with swimming pool (removable).



Entrance Hall

8' 6" x 7' 3" (2.59m x 2.21m)

Carpet flooring, one radiator, a door leading to the master bedroom and a further door leading to the kitchen.

Ground Floor Master Bedroom

16' 4" x 10' 4" (4.98m x 3.15m)

Carpet flooring, double glazed window to the front, one radiator and a door to the en suite.

En Suite

9' 9" x 7' 8" (2.97m x 2.34m)

Tiled flooring, partially tiled walls, double glazed window to the side, enclosed WC, a double walk in shower with glass enclosure, a vanity sink with chrome mixer tap, a fitted mirror, chrome heated towel rail and a door leading to the lounge.

Lounge/Diner

18' 7" x 24' max (5.66m x 7.32m max)

Open to the kitchen with wood effect flooring throughout, two radiators, spot lights, a floor to ceiling, double glazed window to the rear, sliding doors leading to the garden, a further double glazed window to the rear and space for a table and chairs.

Kitchen

10' 2" x 13' 4" (3.10m x 4.06m)

Open to the lounge with tiled effect flooring, eye and base level units in white with black worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, double glazed window to the front, space for an American fridge/freezer, washing machine and dishwasher, two integrated ovens, an electric hob and extractor hood, tiled splashback, one radiator, an understairs storage cupboard and a door to the utility room.

Utility Room

9' 1" x 9' 5" (2.77m x 2.87m)

A cupboard housing the water tank, a door to the cloakroom, tiled flooring, space for a washing machine and tumble dryer, base units in wood with grey worktop surfaces, a door to the garden, a door to the kitchen,

Ground Floor Bedroom Three

18' 1" x 10' 2" (5.51m x 3.10m)

Grey wood effect flooring, double glazed window to the front and one radiator. This room was previously the garage.

Cloakroom

5' 5" x 3' 1" (1.65m x 0.94m)

Wood effect flooring, low level WC, pedestal wash hand basin and double glazed window to the side.

First Floor Landing

Carpet flooring, one radiator, double glazed window to the rear and doors to all rooms.

Bedroom Two

16' 2" x 10' 5" (4.93m x 3.17m)

Carpet flooring, one radiator, double glazed window to the front and a further double glazed window to the rear. This room was previously two rooms and has been knocked into one, with two doors to entry.

Bedroom Four

10' 4" x 10' 2" (3.15m x 3.10m)

Carpet flooring, double glazed window to the front with fitted blind, one radiator and a double built in wardrobe. This room is currently used as a study.

Bathroom

7' 3" x 5' 9" (2.21m x 1.75m)

Enclosed WC, a vanity sink with chrome mixer tap, double glazed window to the rear, fully tiled walls, tiled effect flooring, a bath and chrome heated towel rail.

Outside:

Front Garden

Large, block paved driveway providing off street parking for multiple vehicles, with a hedged and partial fenced border.

Rear Garden

A generous garden with a covered seating area off the lounge, with artificial grass and a pergola overhead, a side gate leading to the front of the property, a large patio area, a large lawned area, hedged borders, a partial fenced border, shrubs, mature trees, a palm tree, a heated, overground swimming pool measuring 24ft x 12ft (removable if not required), with a fenced enclosure, a further patio seating area, a summer house, a shed,



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Wandelaar, Folly Lane, Copdock, Ipswich

- Four bedrooms, two on the ground floor
- Lounge/diner with doors to the garden
- Utility space
- Ground floor cloakroom & 1st floor bathroom
- Large rear garden with heated overground swimming pool (removable)

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£600,000



Please note the marker reflects the postcode not the actual property

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IPS120394 - 0007

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