



**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

guide price

**£580,000 - £600,000**



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