



The Shuttles, Brook Lane, Playford, Ipswich, IP6 9DY

welcome to

The Shuttles, Brook Lane, Playford, Ipswich

Large, stunning, detached family home with five double bedrooms, three spacious reception rooms, a ground floor cloakroom, 1st floor bathroom and en suite, a large, wraparound, South-West facing rear garden, a double garage and a resin driveway, providing ample off street parking.



Agents Note:

Please be aware this property has a septic tank.

Entrance Hall

17' 2" x 11' 6" (5.23m x 3.51m)

A door to the front, carpet flooring, one radiator, wall hung lights and a large understairs storage cupboard.

Cloakroom

8' 4" x 2' 9" (2.54m x 0.84m)

Tiled flooring, enclosed WC, vanity sink, white heated towel rail and double glazed window to the front.

Lounge

19' 9" x 16' 8" max (6.02m x 5.08m max)

Beautiful lounge with double glazed window to the side, box bay window to the front, French doors leading to the side garden, carpet flooring, two radiators, an electric fireplace, wall hung lights, TV point and double doors leading to the dining room.

Dining Room

16' x 10' 9" (4.88m x 3.28m)

Double glazed windows to the side and rear, one radiator, carpet flooring, double doors leading to the lounge and ample space for a 16 seater table and chairs.

Sun Room/Breakfast Room

11' 2" x 11' 2" (3.40m x 3.40m)

Double glazed windows to the side, one radiator, TV point, French doors leading to the garden and an opening to the kitchen, making this the perfect room to enjoy breakfast and also an excellent entertaining space.

Kitchen

20' 1" x 10' 1" (6.12m x 3.07m)

French doors to the side courtyard, an opening leading to the sun room, tiled flooring throughout, double glazed window to the rear, eye and base level units in white with a granite overlay worktop surface, a cream one and half bowl sink plus drainer and chrome mixer tap, spot lights, tiled splashback, an

integrated double oven with induction hob and extractor hood, an integrated dishwasher and fridge.

Utility Room

10' x 5' 9" (3.05m x 1.75m)

Double glazed window to the rear, tiled flooring, eye and base level units in cream with a granite overlay worktop, a one and a half bowl sink plus drainer and chrome mixer tap, space for an American fridge/freezer, a door leading to the garden and a further door leading to the garage.

First Floor Landing

A large, wraparound landing with a balustrade, a cupboard, carpet flooring, one radiator and double glazed window to the side.

Master Bedroom

16' 7" x 9' 9" max (5.05m x 2.97m max)

Double glazed window to the side, carpet flooring, one radiator, a full wall of built in wardrobes, chest of drawers and a vanity unit, wall hung lights and a door to the en suite.

En Suite

6' 9" x 6' 6" (2.06m x 1.98m)

Double glazed window to the rear, tiled effect flooring, enclosed WC with matching vanity sink, a bath with shower attachment and foldable glass screen, fully tiled walls, shaver point, white heated towel rail and spot lights.

Bedroom Two

10' 9" x 9' 4" (3.28m x 2.84m)

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

Bedroom Three

10' 6" x 10' 3" (3.20m x 3.12m)

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

Bedroom Four

13' 4" x 3' (4.06m x 0.91m)

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

Bedroom Five

9' 2" x 8' 4" (2.79m x 2.54m)

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

Bathroom

Large bathroom with low level WC, vanity sink, a corner shower with glass enclosure, a bath with shower attachment, tiled effect flooring, fully tiled walls, spot lights, loft hatch, large airing cupboard, shaver point and one radiator.

Outside:**Double Garage**

21' 4" x 18' 3" (6.50m x 5.56m)

Double glazed windows to the rear, no dividing wall, a door to the garden, two electric up and over doors, power, light and a further door to the utility room.

Garden

Beautiful frontage with a large, resin driveway, providing ample off street parking, a wraparound lawned area to the side, hedging, full flower beds, a gate with an arch, leading to the remainder of the garden. The remainder of this mature garden is South-West facing, with a wraparound patio area, with a retaining brick wall, off the kitchen, lounge, sun room and also leading round the back of the property, multiple seating areas, curved borders, a large lawned area, an oil tank, a septic tank, a shed, a door to the garage and utility, an outside tap and lights, attractive field views to the rear and also over Fynn Valley.



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- Large, stunning, detached family home
- Five double bedrooms
- Three spacious reception rooms
- Ground floor cloakroom, 1st floor bathroom & en suite
- Double garage & resin driveway

Tenure: Freehold EPC Rating: D
Council Tax Band: G

offers over
£650,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPS120323 - 0004

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william h brown



01473 226101



ipswich@williamhbrown.co.uk



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



williamhbrown.co.uk