



Grier & Partners
— LAND AND ESTATE AGENTS —

3 LONG MEADOW, LONDON ROAD, COPDOCK,
IPSWICH, SUFFOLK, IP8 3LB
ASKING PRICE OF £475,000





INTRODUCTION

A recently constructed contemporary style three bedroom detached property offering light and airy accommodation with impressive open plan living/dining/kitchen overlooking enclosed rear garden and field views to the rear. Being within easy reach of Ipswich and the A12 and A14.

INFORMATION

The property was built 3 years ago by the current owner and benefits from Double Glazed windows and doors, Composite Front Door, LED spotlights to Kitchen area, Light Oak Internal Doors, modern high-gloss kitchen, underfloor heating on the ground floor, Luxury appointed Bathrooms, En suite Shower room and Cloakroom, external lighting, single garage with electric roller door, power and light connected, Block paved pathways, ample parking, Aedis 10 year Structural Warranty (7 years remaining), Fenced rear garden with paved patio and personal gate and views over adjoining field to the rear. Mains electricity, water, gas and private drainage.



DIRECTIONS

From A12 / A14 junction at Copdock roundabout take A1214 London Road towards Ipswich. Follow the road passing Tesco and B&M on the left and turn left just past B&M store into London Road where Long Meadow will be found on the right hand side.

COPDOCK

The village of Copdock is situated to the south of Ipswich with the benefit of a vibrant community including a pub, church, village hall, cricket club and primary school and falls in the catchment for East Bergholt High School. The property is situated within easy reach of Copdock Interchange with it's superstores, retail park, Park and Ride and Suffolk One College. Ipswich has a wide range of facilities and amenities including a main line rail link to London's Liverpool Street Station. The beautiful Dedham Vale conservation area is within easy reach and Manningtree also provides mainline access to London. The nearby interchange provides easy to reach links via the A12 and A14 to the M25 and M11. Stansted is approximately an hour by car. Residents will find most daily needs met within the close vicinity, with access to a range of major Food and Retail stores on the doorstep at Copdock Interchange, as well as leisure facilities close by such as the Chestnut Tree Farm Dining & Carvery, Holiday Inn with Spirit Gym and First Strokes Swimming School in nearby Sproughton..

AGENTS NOTE

Please note: As vendor's agents, we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.

SERVICES

We understand that mains electricity, gas and water are connected to the property. Private drainage.

HALLWAY

Composite front door into a generous hallway with limestone floor, stairs to first floor, understair cupboard, underfloor heating, radiators, side door to outside.

LIVING ROOM

19' 11" x 11' 7 max reducing to 8'8"" (6.07m x 3.53m) A





charming room with windows to two sides, the main feature of this room is the brick built fireplace with a tiled hearth and oak overmantle if desired, would accommodate a log-burner if desired, radiator, ample sockets.

STUNNING LIVE-IN; KITCHEN/DINER

24' 6" x 12' 4 overall" (7.47m x 3.76m) An impressive open plan kitchen/dining/living room offering ample light and space.

KITCHEN - is fitted with a contemporary high-gloss range of base and eye level units with quartz work surfaces over and stainless steel sink unit, a central island with storage and wooden work surface with ceramic hob, integrated dishwasher, double electric oven, space for fridge/freezer, limestone floor with underfloor heating, feature exposed oak roof truss, door to rear garden.

DINING/LIVING AREA - with windows to three sides and patio doors to outside, underfloor heating and limestone floor.

OFFICE/BEDROOM FOUR

11' 10" x 7' 6" (3.61m x 2.29m) Window to the front, underfloor heating, laminate floor, recessed lighting, radiator, ample sockets.

UTILITY ROOM

8' 0" x 7' 2" (2.44m x 2.18m) Window to rear, base units with work surface over, space for washing machine, recessed lighting, Baxi gas-fired combi wall-mounted boiler, pressurised water tank, radiator, tiled floor, underfloor heating,

CLOAKROOM

8' 0" x 3' 2" (2.44m x 0.97m) Window to side, modern low level wc, wash hand basin, underfloor heating, extractor fan, tiled floor, radiator.

ON THE FIRST FLOOR

LANDING

with loft access, radiator.

BEDROOM ONE

13' 6" x 10' 1" (4.11m x 3.07m) Dormer window to front, radiator.



EN SUITE SHOWER ROOM

12' 7" x 6' 0" (3.84m x 1.83m) Large walk-n shower with glass panel, display niche, extractor fan, part tiled walls, sloping ceiling with 2 Velux windows, low level w.c, vanity unit with wash hand basin, ladder radiator.

BEDROOM TWO

13' 7 reducing to 10'9"" x 10' 3" (4.14m x 3.12m) Dormer window to rear, radiator, ample sockets.

BEDROOM THREE

13' 3 reducing to 10'6"" x 9' 4" (4.04m x 2.84m) Dormer window to front, radiator, ample sockets.

BATHROOM

Two Velux windows to front, ladder radiator, bath with splashbacks and shower attachment, low level w.c, vanity unit with wash hand basin, shower cubicle, extractor fan.

OUTSIDE

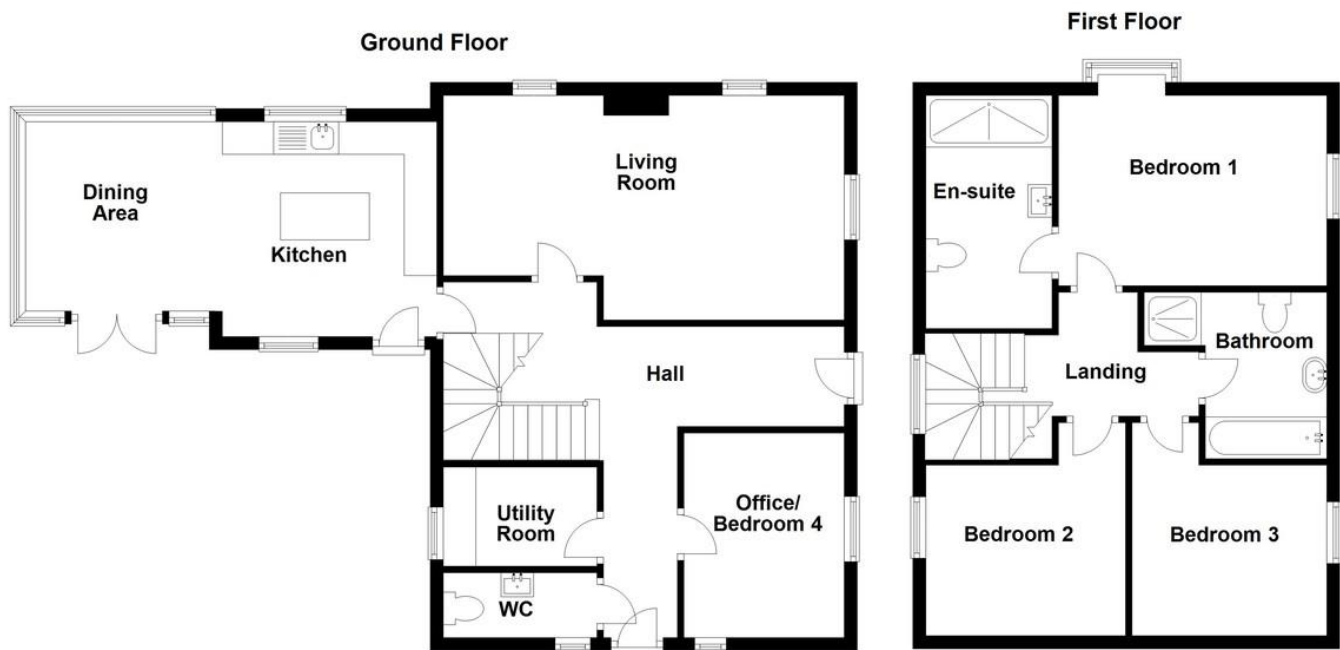
The property is approached over a shared shingle drive to the front where a driveway leads to the single garage with light and power connected. A block paved path leads into the close from the road and a stone path leads to the front door. The FRONT GARDEN is mainly lawned with lavender plants along the side of the path

A side gate leads into the REAR GARDEN which is mainly laid to lawn with raised beds, a patio area, fencing to two sides and picket fencing to the rear which provides view over the adjoining field.









3 Long Meadow

